

Staff Summary Report



To: Mayor and City Council
Through: City Manager

Agenda Item Number 30
Meeting Date: 09/20/01

SUBJECT: UNIVERSITY TOWN CENTER #SIP-2001.60

PREPARED BY: DeeDee (D²) Kimbrell, Planner II (480-350-8331)

REVIEWED BY: Dave Fackler, Development Services Manager (480-350-8333)

q-j

BRIEF: This is the second public hearing for University Town Center for a site plan including 4 variances and 4 use permits in the CCD Zoning District located at 815 South Mill Avenue.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Hold the second public hearing for **UNIVERSITY TOWN CENTER** (Arizona Board of Regents, property owner) for a 657,076 s.f. mixed-use development with variances and use permits located at 815 South Mill Avenue at the southeast corner of University Drive and Mill Avenue. The following approval is requested from the City of Tempe:

#SIP-2001.60 A site plan for University Town Center for a 657,076 s.f. mixed-use development located at 815 South Mill Avenue. The project includes: 90,000 s.f. office, 148,926 s.f. retail, 58,000 s.f. restaurant and a 7-level parking structure (above grade) all on approximately 6.0 net acres in the CCD Zoning District. (Please see list of use permits and variances on Attachment #3.)

Document Name: 20010920devsrh08

Supporting Documents: Yes

SUMMARY: University Town Center proposes a 657,076 s.f. mixed-use development located at 815 South Mill Avenue. The applicant is proposing development in two phases. Phase one consists of two buildings, one facing Mill Avenue and the other facing University Drive, each consisting of two stories. Intended uses include approximately 139,000 s.f. of retail lease space and 38,000 s.f. of restaurant lease space for a total of approximately 177,000 s.f. Phase one will also include a seven level parking structure for 1,095 cars. Phase two will consist of a structure wrapping the north and west side of the parking structure. It will contain up to 20,000 s.f. of restaurant space, 10,000 s.f. of retail space and 90,000 s.f. of office space for a total of approximately 120,000 s.f. Design Review Board denied the request by University Town Center for building elevations, site plan and landscape plan at their meeting on July 18, 2001. Staff has several concerns with this proposal and we believe that the proposed site plan does not present the only or finest development of the site. Therefore, staff recommends denial of the original proposal but supports new direction, based upon work that has occurred since the Design Review Board action.

On July 27, 2001, staff held a design charrette to discuss and address staff's and neighborhood concerns. On August 2, 2001, staff met with the developer, ASU, and their architect to discuss issues related to the feasibility of the project. At that meeting, consensus was reached on solutions to those issues, refer to attachment L, that should be reflected on a revised site plan. The applicant has submitted a revised site plan, refer to attachment K, to incorporate the concerns that were raised at the design charrette. Staff has reviewed the plans and believes the new proposed site plan meets the intent of the Downtown Redevelopment Area. On August 15, 2001, Design Review Board discussed those recommended changes with the applicant and the Board also expressed a positive reaction to those site plan and design changes, refer to attachment M. The total building area of the revised proposal includes 84,498 s.f. of retail space, 106,178 s.f. of restaurant space and 13,750 s.f. of office space and 401,475 s.f. for a parking structure, for a total of 605,901s.f. With the revised proposal the applicant is requesting use permits to allow retail, restaurant, general office, and parking by demand in the CCD Zoning District, as well as variances to allow reduction of building setbacks and increases in building heights. **Note: The first public hearing for this request was held on September 13, 2001.**

RECOMMENDATION: Staff – Denial of Original Proposal – Supports New Direction
Public – None to Date

Staff recommends that City Council deny the original site plan, shown in attachment B, as well as the variances and use permits included with the request. Based upon the meeting held on August 2, 2001, and the Staff recommends that City Council approve the revised site plan, shown in attachment K, as a preliminary site plan with the following use permits and variances:

Use Permits:

- a. Allow retail in the CCD Zoning District
- b. Allow restaurants without entertainment or outdoor dining in the CCD Zoning District
- c. Allow general offices in the CCD Zoning District
- d. Allow parking to be provided based on demand (shared parking model).

Variances:

1. Reduce the required front yard building setback from 10 ft. to 0 ft.
2. Reduce the required street side yard building setback from 10 ft. to 0 ft.
3. Increase the allowed building height from 35 ft. to 76 ft. for Building C, the parking structure.
4. Increase the allowed building height from 35 ft. to 55 ft. for Buildings A and B, the retail and restaurant structures.

With approval of the preliminary site plan, with use permits and variances, the applicant may continue work with staff to refine the design of the proposal, after which they will return to City Council for approval of a final site plan with use permits and variances.

- ATTACHMENTS:**
1. List of Attachments
 - 2-3. History & Facts / Description
 - 3-6. Comments / Reasons for Denial /
 - 7-9. Conditions of Approval
-
- A. Location Map
 - B. Site Plan
 - C. Elevations
 - D. Sections
 - E. Conceptual Landscape Plan
 - F. Letter of Explanation/Site Data
 - G. Letter from Glenn Kephart (Transportation) – 7/18/01
 - H. Letter from ASU President, Lattie Coor – 4/19/01
 - I. Letter from Mayor Neil Giuliano (Response to above) – 5/15/01
 - J. Letter from Northwest Tempe Neighborhood Planning Area Advisory Board (PAAB) – 5/25/01
 - K. Revised Site Plan – 8/02/01
 - L. Minutes from Design Charrette – 8/02/01
 - M. Memo from Design Review Board – 8/15/01
 - N. Updated Site Data – 8/31/01

HISTORY & FACTS:

<u>July 18, 2001.</u>	Design Review Board denied the Redevelopment of University Town Center by a 6-1 vote.
<u>July 26, 2001.</u>	City Council continued this request at the applicant's request.
<u>July 27, 2001.</u>	Development Services Staff conducted a design charrette to discuss modifications to make this application acceptable for the City.
<u>August 02, 2001.</u>	Staff met with ASU, developer and Architect to discuss design modifications related to the feasibility of the project to work towards a common solution.
<u>August 15, 2001.</u>	Design Review Board discussed those recommended changes with the applicant and the board also expressed a positive reaction to those site plan and design changes.
<u>September 13, 2001.</u>	City Council held their first public hearing for this request.

DESCRIPTION:

Owner – Arizona Boards of Regents
Applicant – Gould Evans Associates, L.C., Tom Reilly
Architect – Thomas Phifer and Partners Architects and Designers /Gould Evans Associates, L.C., Tom Reilly
Engineer – Evans, Kuhn & Associates, Inc., John Gray
Existing zoning – CCD
Total site area – 6.0 net acres

Phase I

Retail – 138,926 s.f.
Restaurant – 38,000 s.f.
Parking structure – 360,150 s.f.

Phase II

Retail – 10,000 s.f.
Restaurant – 20,000 s.f.
Office – 90,000 s.f.

Total Building Area (Phase I & II) + parking structure – 657,076 s.f.

Lot coverage – 52%
Parking recommended per City's Shared Parking Model – 1,105 spaces
Total parking provided – 1,095 spaces
Bicycle parking required – 310 spaces
Bicycle parking provided – 310 spaces
Landscaping required – 15%
Landscaping provided – 25%

Use Permits:

- a. Allow retail in the CCD Zoning District.
- b. Allow restaurants without entertainment or outdoor dining in the CCD Zoning District.
- c. Allow general offices in the CCD Zoning District.
- d. Allow parking to be provided based on demand (shared parking).

Variances:

1. Reduce the required front yard building setback from 10' to 0'.
2. Reduce the required street side yard building setback from 10' to 0'.
3. Increase the allowed building height from 35' to 76' for the parking structure (building "C")
4. Increase the allowed building height from 35' to 55' for buildings "A" & "B".

COMMENTS: This request is for a Site Plan for the Redevelopment of Tempe Center, now referred to as University Town Center located at the southeast corner of University Drive and Mill Avenue in the CCD, Central Commercial District.

Existing Conditions

The existing site was formerly a neighborhood shopping center. The existing buildings on site are currently being utilized by Arizona State University (ASU) for offices and classrooms. A Chili's restaurant is located at the southeast corner of Mill Avenue and University Drive. The site is bordered by University Drive to the North, Myrtle Avenue (a private street) to the East, 10th Street (a private street) to the South, and Mill Avenue to the West.

Land Use

From the outset of the review process, staff expressed concerns to the development team regarding massing, circulation conflicts, orientation of structures, parking, cut-through traffic into adjacent neighborhoods, service access, and storm water retention.

With limited developable sites remaining in Tempe, the City should encourage high quality infill projects that promotes optimum uses and exemplify the highest standards, not merely the bare functional essentials to satisfy market conditions.

Project Description

This mixed-use project combines the efforts of the ORIX TC21 development team and Arizona State University as the landowner. One of the aspects of this project is to serve as the new "gateway" to Arizona State University. The main pedestrian entrance to the project would exist at that point located at the southeast corner of Mill Avenue and University Drive.

University Town Center proposed a site plan for 296,926 s.f. of retail, restaurant, and office space on 6.0 net acres. There are two phases of construction proposed for this project. Phase I will include the construction of two, two-story retail buildings adjacent to Mill Avenue and University Drive consisting of 138,926 s.f. of retail space, 38,000 s.f. of restaurant space and a 7-level parking structure for 1,095 cars. Phase II of the project will include a structure wrapping around the northwest corner of the parking garage consisting of food service and restaurants on the first level and 3-4 upper levels of office. It will contain up to 20,000 s.f. of restaurant space, 10,000 s.f. of retail space, and 90,000 s.f. of office space.

The same brick pedestrian pathway and street tree theme is proposed to link the project to the downtown area. The intention is that all of the street level businesses will house retail operations and the second level will contain restaurants and retail. A separation between the two buildings at the corner of Mill Avenue and University Drive will provide a grand entrance to the interior courtyard of this development. The center of the site will contain a service drive/pedestrian walkway that encompasses a forest of trees in the north courtyard and grass in the south pedestrian courtyard. Proposed along the east property line is the 7-story parking garage. This garage may be entered by vehicle from Myrtle Avenue or from an underground entrance that is accessed from Mill Avenue at the 9th Street alignment.

Staff believes the development would function more efficiently if the site plan were modified with 9th Street (driveway) going through to Myrtle Avenue, and 10th Street and Myrtle Avenue continuing to stay open and loop the site as public streets. The disconnect of the "urban" plaza from the automobile will discourage rather than encourage retail activity, as will the immediate plunge into a below-grade drive at the major automobile entry point. Had the drive been kept at-grade, via a replication/extension of 9th Street, perhaps this situation could have been mitigated. Staff also believes that the University Town Center does not respond to its surrounding context. As stated in a letter by Mayor Giuliano, "the site planning, building form, and materials proposed will produce a signature building, but it will not incorporate the spirit of the City or the character of its citizens."

Variances and Use Permits

The variances requested with this proposal include reducing the required front yard and street side setbacks from 10' to 0'. This request is consistent with the urban design and pedestrian scale of downtown. The developer views the University Town Center to be the "gateway" to Arizona State University and an extension of the Mill Avenue streetscape. Also requested are variances to increase the allowable building heights of the parking structure from 35' to 76' and buildings "A" & "B" from 35' to 55'. The parking structure has been placed on the eastern edge of the parcel to try to minimize the impact on the neighborhoods. Buildings "A" & "B" are proposed to be 35' high, the mechanical screen walls are proposed to be 42' high, and the highest point at the corner Gateway element is 55' high to allow for two story retail development.

The requested use permits would allow retail, general office, and restaurants without entertainment or outdoor dining in the CCD Zoning District. There is also a use permit requested to allow parking to be provided based on demand (shared parking) to take advantage of the day/office use and night/restaurant demand.

Parking

The applicant has provided a parking analysis, which documents the parking calculations based on the Tempe Standards, Tempe Shared Use Model and the proposed University Town Center parking counts. From the information provided the Tempe standard requirement is 1,902 spaces, Tempe Shared Use requirement is 1,105 spaces and the University Town Center requirement is 1,184 spaces. The number actually provided with this proposal is 1,095 spaces, which is 10 spaces less than the number required by the Tempe Shared Use Model. Therefore, the applicant must decide which use(s) to reduce so that the parking required equals the parking provided.

Traffic

Transportation staff has concerns regarding this development relating to the increased congestion on Mill Avenue and University Drive, negative impact on widening street, etc. and proposed recommendations. Please refer to attached memo from Glenn Kephart dated 7/18/01. (Attachment # G)

Neighborhood Concerns

There have been several meetings with the Northwest Tempe Neighborhood Planning Area Advisory Board that generated many concerns which include:

- ◆ Increase traffic impact in the area.
- ◆ Pedestrian and Bicycle flow at 9th Street – perhaps installing signal for pedestrians and bikes only.
- ◆ Pedestrian and transit oriented. Strong linkages from campus to the site and the neighborhoods.
- ◆ Relationship to the campus, downtown and the community.
- ◆ The need of services for the neighborhood.
- ◆ 7-story parking garage.
- ◆ Project should provide a mix of business types.

Revised Design

The new proposal represents a project, which meets the goals of the City of Tempe as well as those of ASU.

Specifically: See meeting minutes, Items 5.1 through 5.14. (Attachment H)
The architect will work with these common goals to create a revised design, which will be presented later for council approval. The Design Review Board has discussed these goals and site plan with the applicant (on August 15) and has expressed a positive reaction to the design. (Attachment M)

Conclusion

Staff has advised the applicant, since the initial meetings, of possible neighborhood concerns and our concerns regarding this development plan including: building massing, circulation conflicts, orientation of structures, parking, cut-through traffic into adjacent neighborhoods, service access, and storm water retention.

There are concerns relating to the pedestrian access to Arizona State University. The project references access to ASU as a major tenet of its design yet fails to indicate where these connections actually take place. We feel that the connection through ASU's Parking Structure 3 to Tyler Mall is an overlooked opportunity, which should be incorporated into the design.

Staff believes that the University Town Center, as originally proposed, does not respond to its surrounding context. This site is the physical link that brings the town and campus together. Therefore, staff is recommending denial of the original proposal but supports new direction. However, we are anxious to see this solution come to light and feel comfortable that the changes made since the original proposal will create a desirable project.

REASON(S) FOR DENIAL:

1. The proposed development plan appears to be incompatible with the existing development in the downtown.
2. The proposed development plan does not optimize potential uses given the context of downtown Tempe and ASU.
3. Disconnecting the urban plaza from the surrounding grid street system will discourage retail activity.
4. The parking number proposed does not meet the required number for the shared parking use model.
5. Based upon Public Works/Transportation Division review of the Traffic Impact Analysis, this development proposal needs to be modified so that it exemplifies transit oriented design concepts.
6. Neighborhood concerns have not been mitigated.

**SHOULD THE COUNCIL ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST,
THE FOLLOWING CONDITIONS OF APPROVAL SHOULD BE ATTACHED**

**CONDITION(S)
OF APPROVAL:**

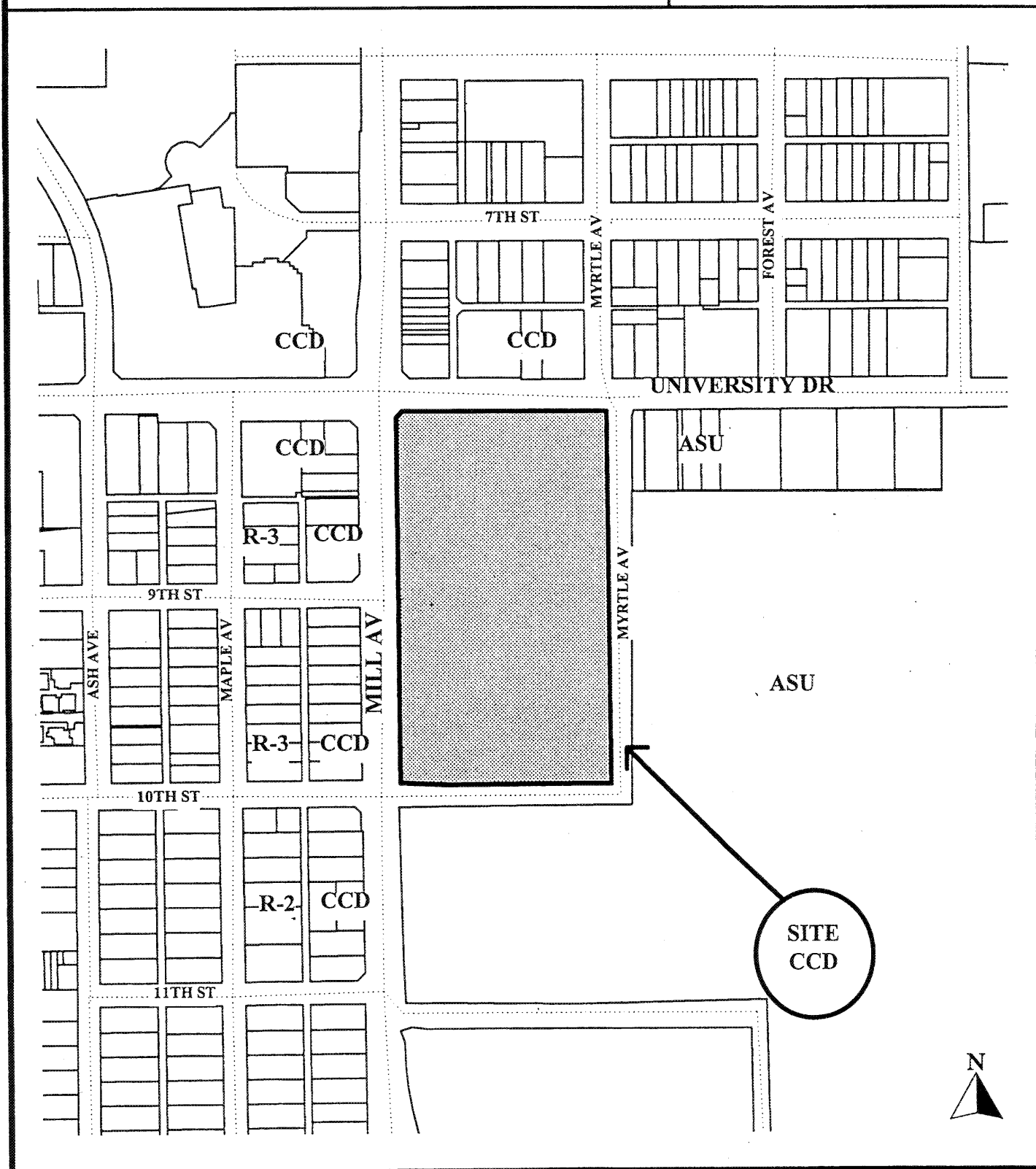
1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
- c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
- d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2. a. All street dedications shall be made within six (6) months of Council approval.
- b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
- c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. Should the property be subdivided, the owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Director and City Attorney.
4. No variances may be created by future property lines without the prior approval of the City of Tempe.

5. A valid building permit shall be obtained and substantial construction commenced by September 20, 2002 or the variance(s) and use permit(s) shall be deemed null and void.
6. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
7. The applicant shall resolve all lighting and security details with the Design Review and Crime Prevention staff prior to the issuance of a building permit.
8. Developer shall be required to submit development pro forma as justification for City's potential participation, using sales tax rebate, in support for grocery store tenant.
9. Applicant shall return to Council for approval of a final building elevations, landscape plan, and site plan, variances and use permits prior to issuance of any building permits.
10. Building C must be under construction prior to issuance of Certificate of Occupancy for buildings A & B.
11. The owner shall provide parking according to the model recommended in the Tempe Shared Use Model report submitted with the request.
12. Details for service access to all buildings shall be resolved prior to issuance of a building permit. Details to be resolved with Planning and Transportation staff.
13. Project should not include street widening except as required to provide for continuous bike lanes.
14. The existing northbound right turn lane on Mill Avenue should be retained. Specific length to be determined through coordination with Traffic Engineering and Planning staff.
15. Development should be transit oriented to the maximum extent possible to encourage the use of alternate modes of transportation to, from and around the site. Specific recommendations include:
 - (a.) Availability of showers for employees at the site.
 - (b.) Bike lockers for safe storage of employee's bikes.
 - (c.) Transit passes for employees and users of the facilities.
 - (d.) Requirements for employees must park at a remote location and use alternate means of access to the site.
 - (e.) Restriction of available parking spaces to an absolute minimum.

16. New traffic signal will be required at the intersection of Mill Avenue and 9th Street and the developer shall reimburse the City for all costs associated with the new signal.
17. Developer shall work with traffic engineering staff to resolve the inadequate storage capacity reflected by the Traffic Impact Analysis for the year 2010 prior to City Council action.
18. The intersection of 9th Street and Mill Avenue must be designed to prohibit an increase in cut-through traffic traveling into and through the neighborhood west of Mill Avenue.

UNIVERSITY TOWN CENTER

SPD-2001.60



Location Map SEE OTHER SIDE FOR MORE INFORMATION

A

B

PRELIMINARY NOT
FOR
CONSTRUCTION

Gold

Evans

Associates, L.C.

1111 North 1st Street
Suite 1111
Tampa, FL 33602
Phone: 813.224.1111
Fax: 813.224.1112

1111 North 1st Street
Suite 1111
Tampa, FL 33602
Phone: 813.224.1111
Fax: 813.224.1112



0002 TCU1 Empire Vertical

University
Town Center
Development
Tempe, Arizona

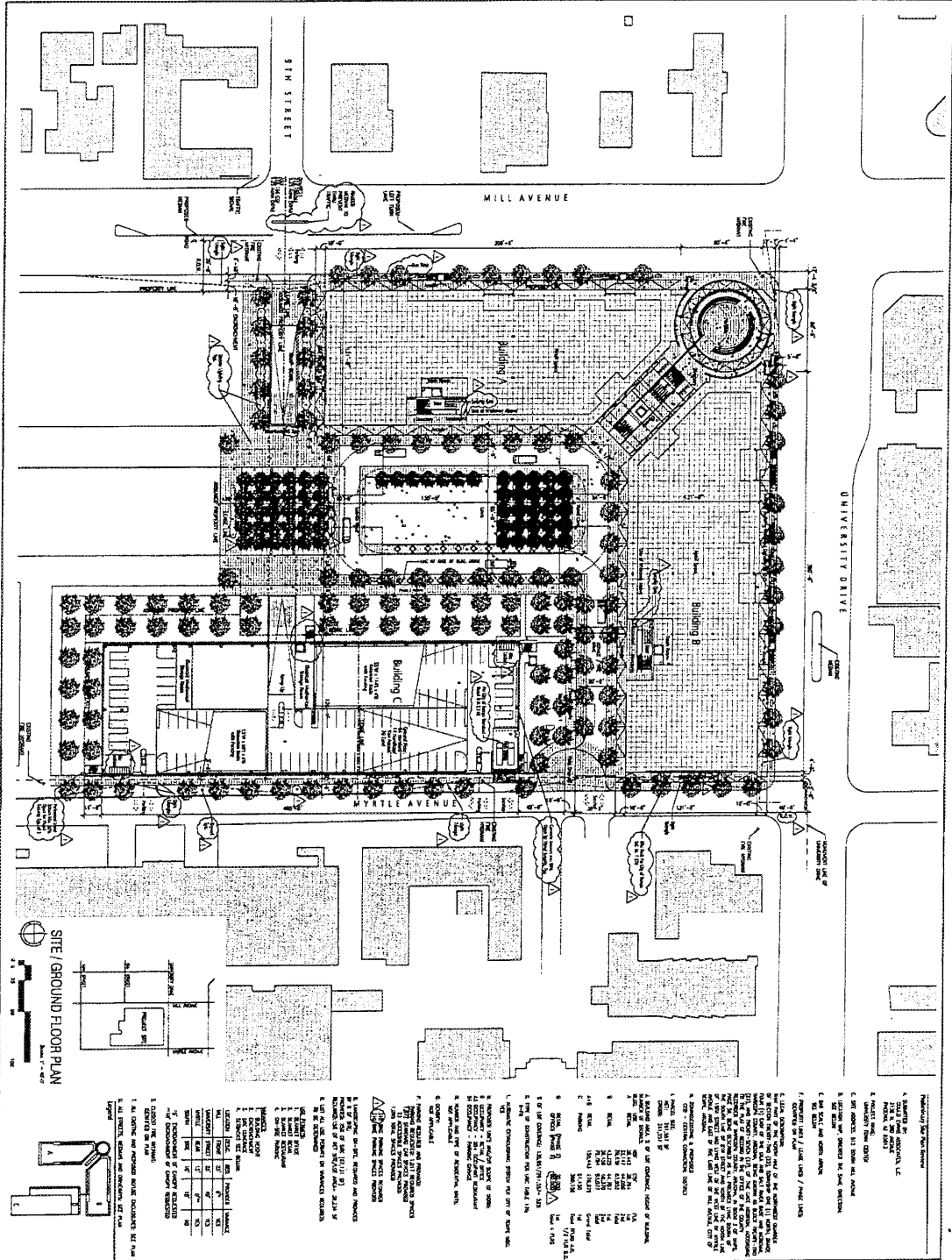
DATE: 10/10/2001

BY: [Signature]

PROJECT NO: 0002 TCU1
DATE: 10/10/2001

PHASE 1
SITE / GROUND
FLOOR PLAN
A001

SITE PLAN REVIEW



10/10/2001

Thomas, Miller and Partners
180 Varad Street
New York, New York 10014

Good Evans Associates
3136 North 3rd Avenue
Phoenix, Arizona 85013

University Town Center
Tempe, Arizona

Schematic Design

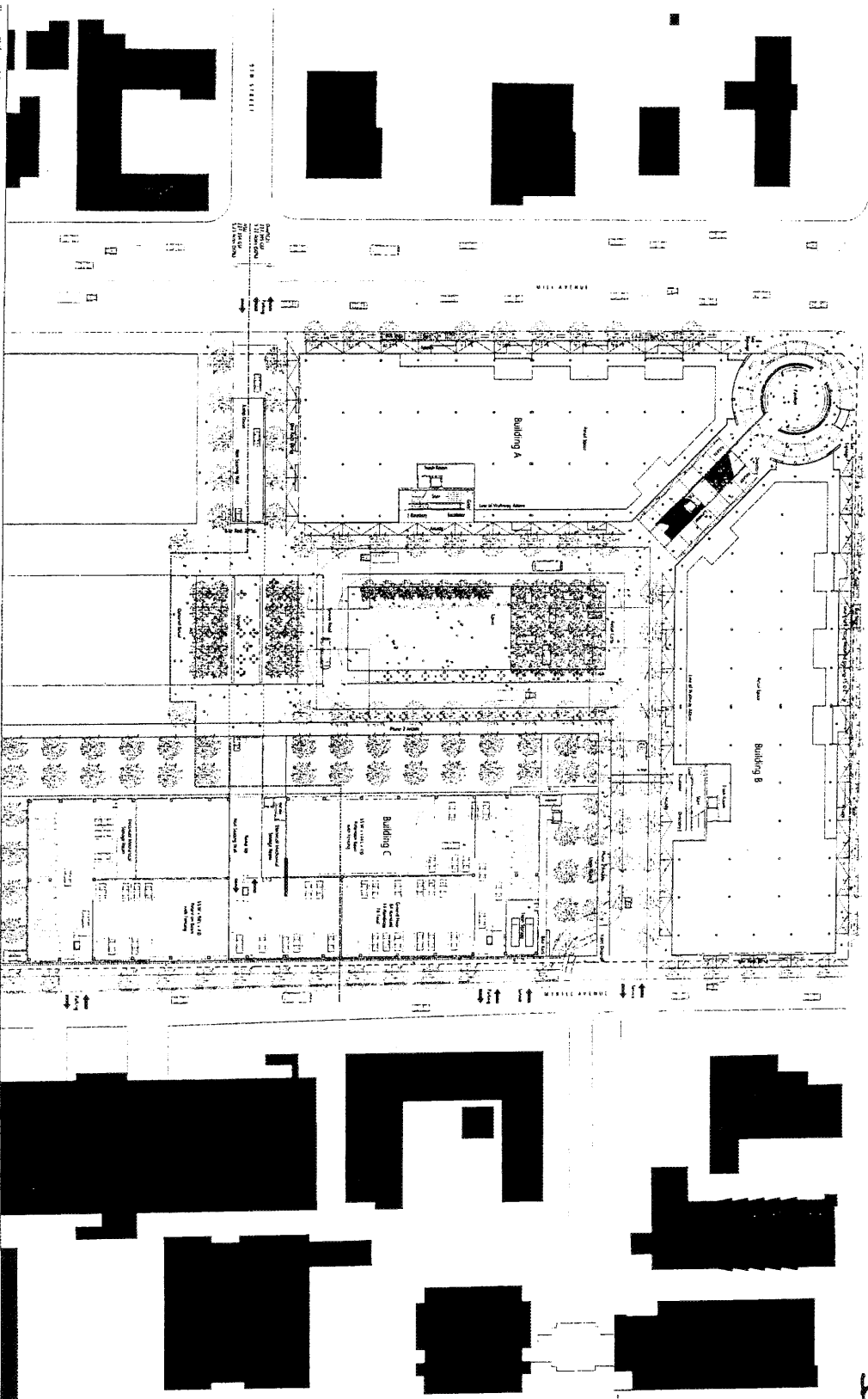
GRX / TC1 Tempe Venture
Arizona State University

Scale 1/32" = 1'-0"
Date 06.28.01

Ground Floor Plan

A.100

SIP 2001.60 JUN 28 2001



B

Thomas Miller and Partners
180 Varis Street
New York, New York 10014

Gold Evers Associates
3116 North 3rd Avenue
Phoenix, Arizona 85013

University Town Center
Tempe, Arizona

Schematic Design

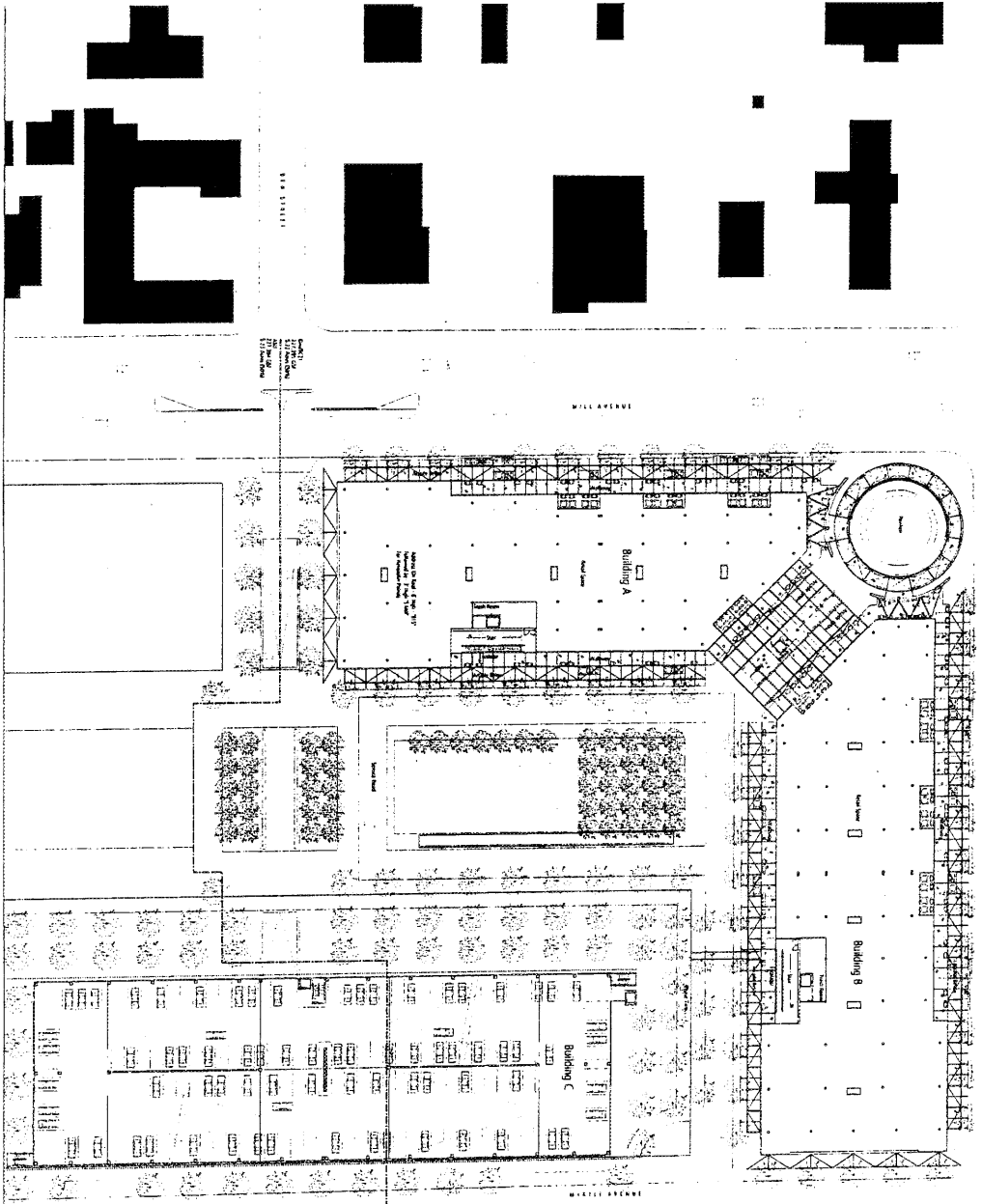
ORX / TC1 Temple Venue
Arizona State University

Scale: 1/32" = 1'-0"
Date: 06.18.01

Second Floor Plan

A.101

SIP 2001.40 JUN 28 2001



B

B

PRELIMINARY NOT
FOR
CONSTRUCTION

Gould

Brans

Associates, L.C.

© 1999 Gould Evans Associates, L.C.
All Rights Reserved
This drawing is the property of Gould Evans Associates, L.C.
It is to be used only for the project and site identified on this drawing.
No part of this drawing may be reproduced without written permission from Gould Evans Associates, L.C.

Architects and Engineers
10000 Highway 100
Suite 200
Dallas, Texas 75243
(214) 343-1100
Fax: (214) 343-1101
www.gea.com



ONLY ICI Image Version

University
Town Center
Development
Tempe, Arizona

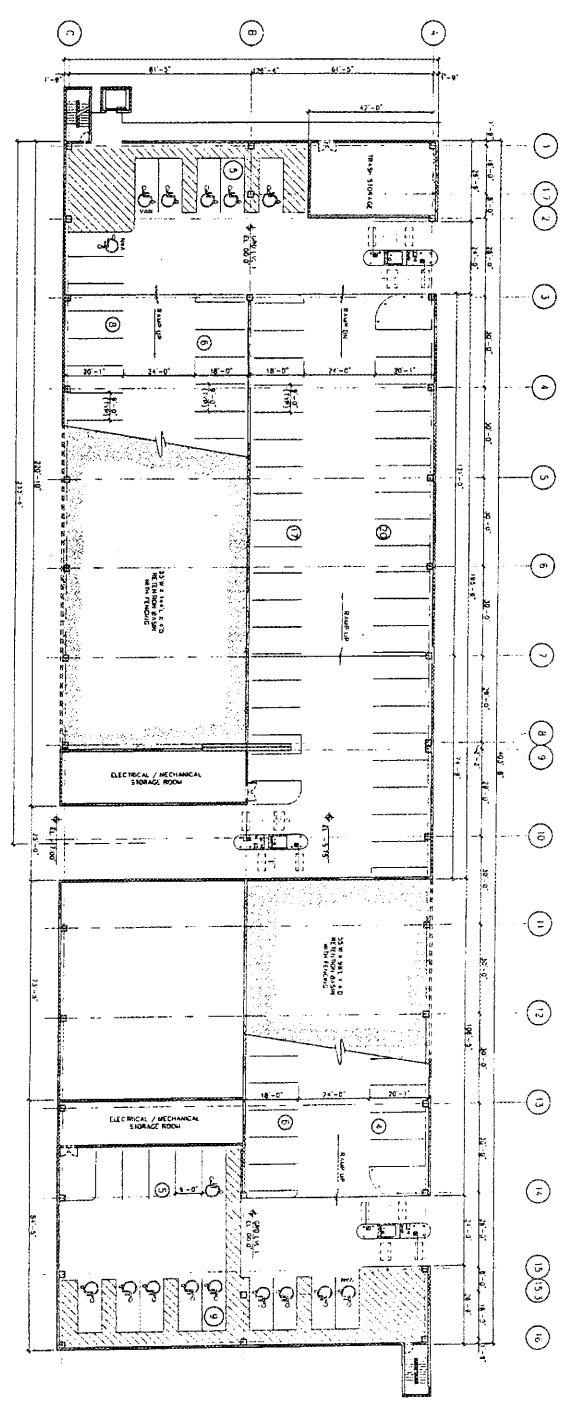
REVISION 01

DATE: 06/27/2001
BY: [Signature]
CHECKED: [Signature]

FUNCTIONAL PLAN

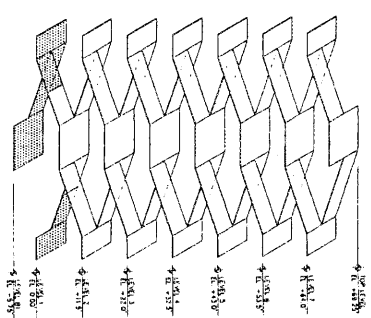
G2.1

SITE PLAN REVIEW



SPACE TABULATION CHART

LEVEL	STANDARD	Q	TOTAL
GRD LV. 1	63	16	79
LV. 2	158	1	159
LV. 3	161	1	162
LV. 4	161	1	162
LV. 5	161	1	162
LV. 6	161	1	162
LV. 7	161	1	162
TYP. LV.	66	1	67
TOTAL	1017	23	1040



SAVITZER
Architects, Inc.
3000 West Broadway, Suite 200
Tempe, Arizona 85282
Phone: (480) 899-0000
Fax: (480) 899-0000
www.savitzer.com

SIP-2001-60 JUN 28 2001

B

Could
Evans

Asociates, L.C.

© 1999 Gould Electronics, All Rights Reserved
3128 North 3rd Street
Phoenix, AZ 85018
Tel: 602.231.1140
Fax: 602.231.1136
electronic@go2.com

1. Product name _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____



ORIX FCJ Energy Venture

University
Town Center
Development
Tempe, Arizona

Tempe, Arizona

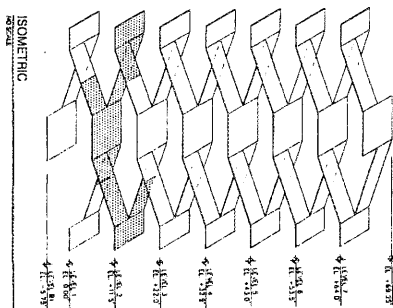
MEISCHER 94*

Project no. CEA#0500-0110
Date June 27, 2001
Sheet

LEVEL 2
FUNCTIONAL PLAN

G2.2

SITE PLAN REVIEW

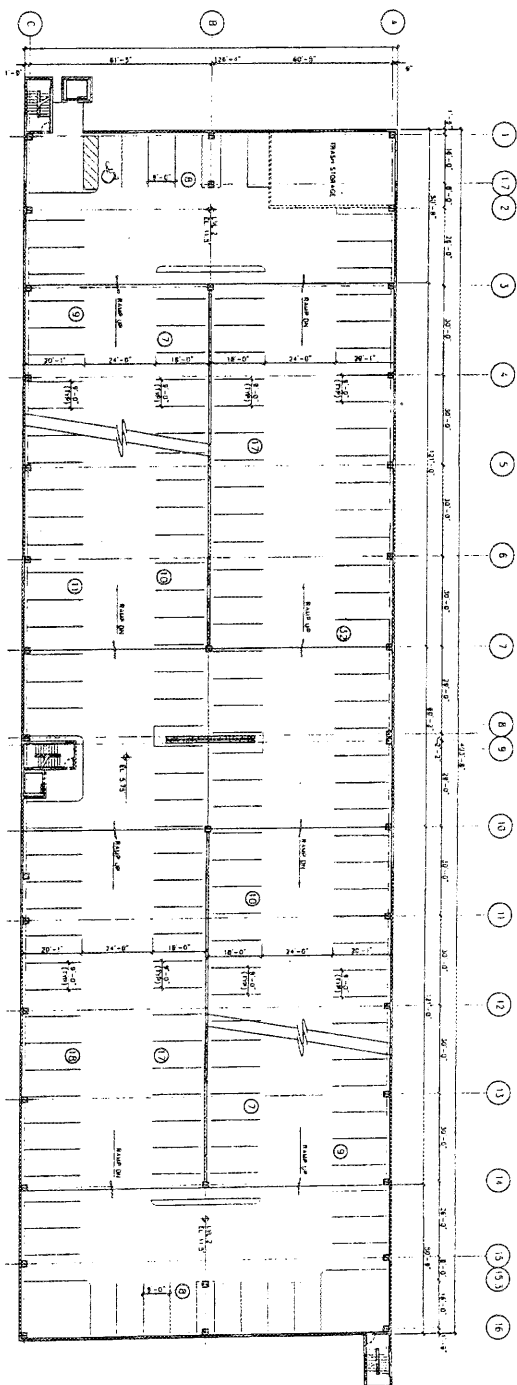


SAV SALES & VENTURES
 PAULING
 Planning Engineering Insurance

CMT Webster Inc.
 64 East Broadway Road
 Suite 215
 Tempe, Arizona 85283
 Phone (480) 300-0244
 Fax (480) 300-0240
Proton@CMTWebster.com

LEVEL 2 FUNCTIONAL PLAN
SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"



SLP.2001.60

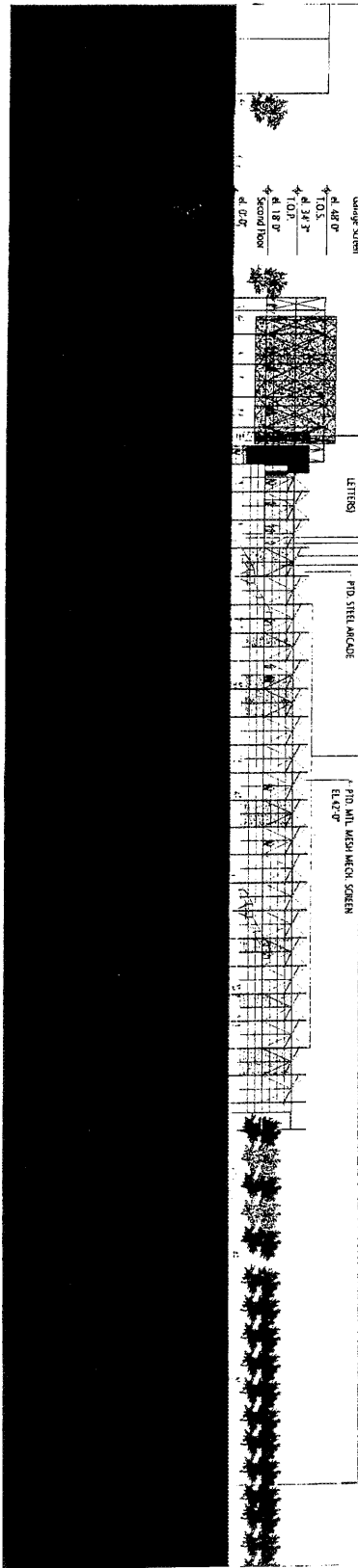
JUN 28 2001



FRONTED GLASS SPANDREL
PANEL
CLEAR GLASS STRENGTH
FABRIC SUN SHADE
BRICK
PTD STEEL ARCADE
PTD MET. MESH MESH SCREEN
EL. 2'-0"

SITE
STORAGE
ADDRESS
EASTING
ILLUMINATED
LETTERS

EL. 75.8 1/2"
Garage Screen
EL. 49' 0"
EL. 10.5'
EL. 34' 3"
EL. 10.0'
EL. 18' 0"
Second floor
EL. 0' 0"



Thomas Piller and Partners
180 Varck Street
New York, New York 10014

Goldman Sachs Associates
3135 North 3rd Avenue
Phoenix, Arizona 85013

University Town Center
Tempe, Arizona

Schematic Design

ORCA / TCI Tempe Venture
Arizona State University

Scale: 1" = 2'-0"
Date: 06.18.01

West Elevation

A.201

SIP-2001.60 JUN 28 2001



Thomas Philet and Partners
180 Vaick Street
New York, New York 10014

Could Evans Associates
3136 North 3rd Avenue
Phoenix, Arizona 85013

University Town Center
Tempe, Arizona

Schematic Design

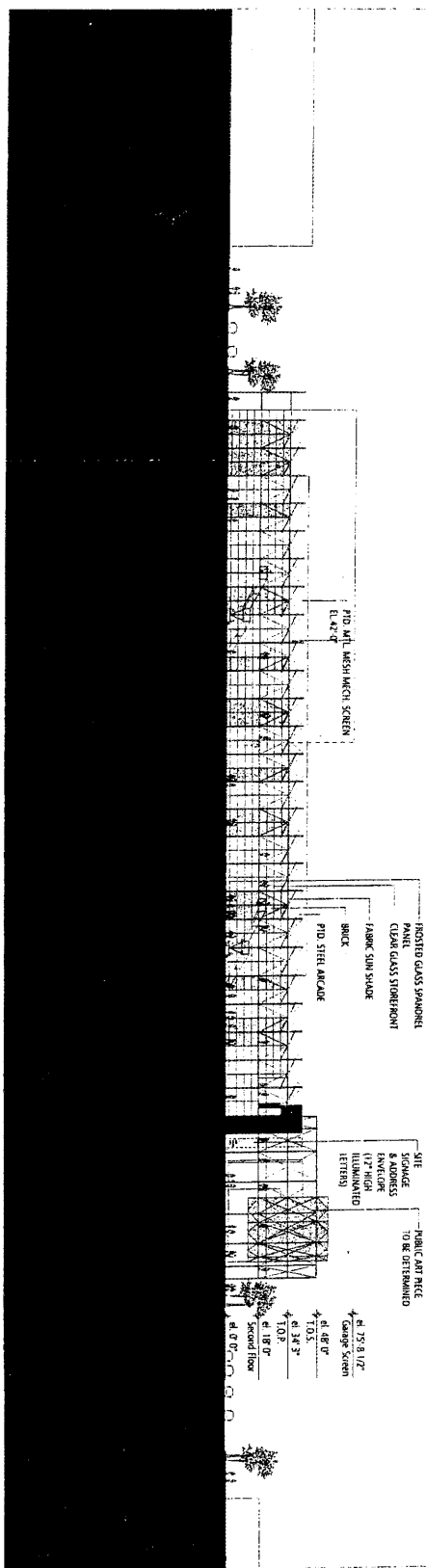
ORIX / TC21 Tempe Venture
Arizona State University

Scale: 1"=25'-0"
Date: 06.28.01

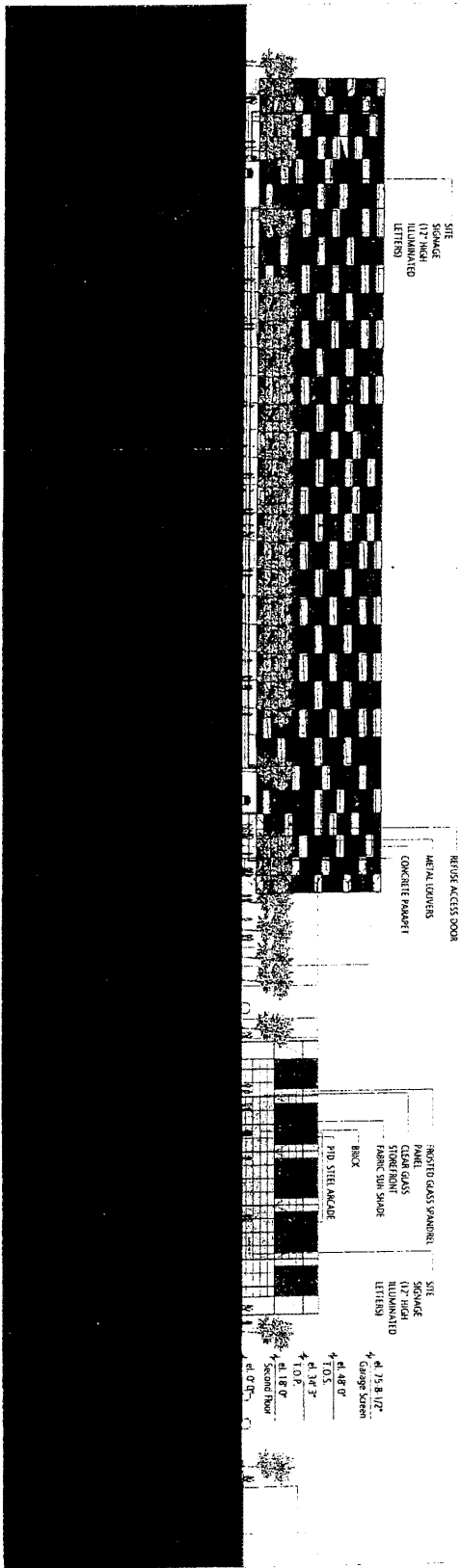
North Elevation

A.202

S/P. 2001.60



C



Thomas Philp and Partners
180 Varick Street
New York, New York 10014

Gould Evans Associates
3138 North 34th Avenue
Phoenix, Arizona 85013

University Town Center
Tempe, Arizona

Schematic Design

DMX / TCI Tempe Venue
Arizona State University

Scale: 1" = 25' 0"
Date: 06.28.01

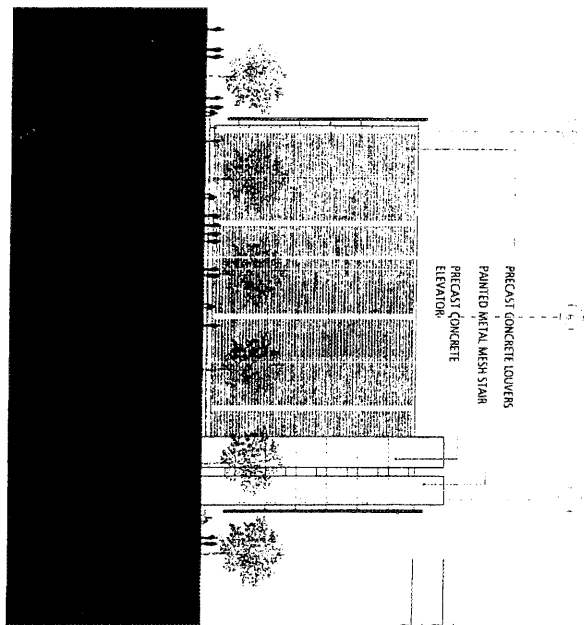
East Elevation

A.203

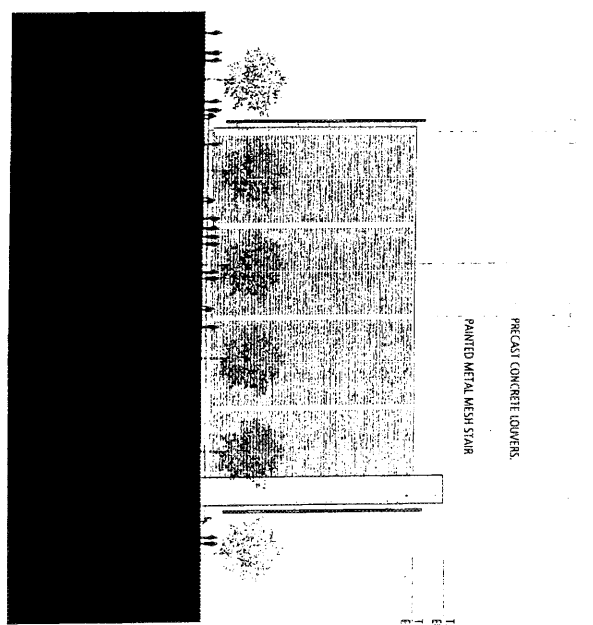
SIP-2001.60 JUN 28 2001



U



1 North Elevation - Parking Garage
1/8" = 1'-0"



2 South Elevation - Parking Garage
1/8" = 1'-0"

Thomas Miller and Partners
180 Varck Street
New York, New York 10014

Gould Evans Associates
3136 North 3rd Avenue
Phoenix, Arizona 85013

University Town Center
Tempe, Arizona

Schematic Design

ORX / TC21 Tempe Venture
Arizona State University

Scale 1/16" = 1'-0"
Date: 06/28/01

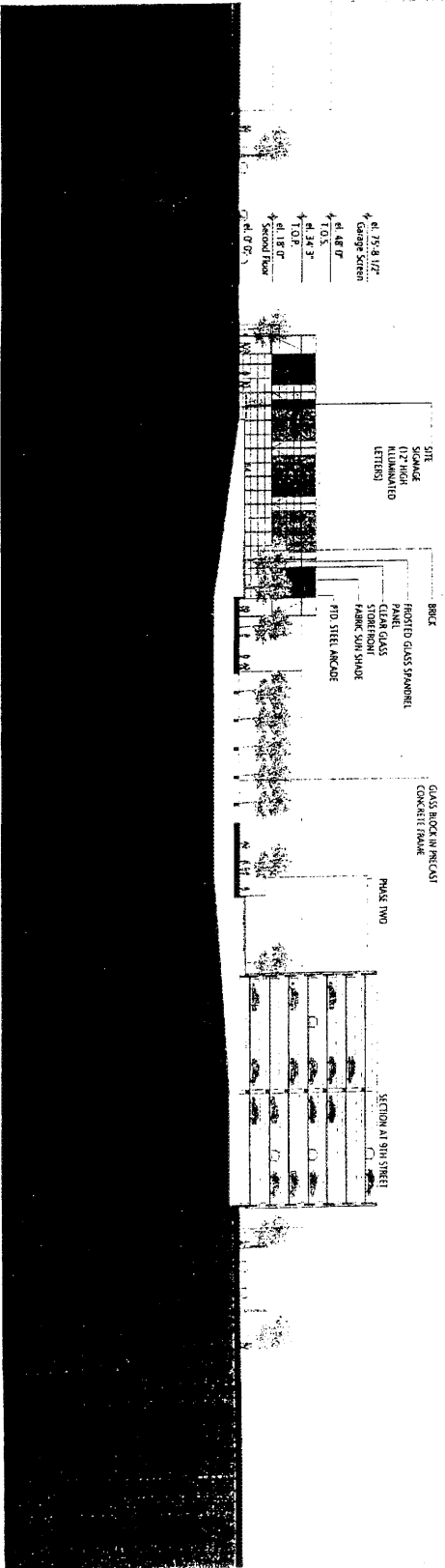
Parking Garage - Elevations

A.212

SIP-2001-60 JUN 28 2001



C



Thomas Miller and Partners
180 Park Street
New York, New York 10014

Gold Evans Associates
3176 South 3rd Avenue
Phoenix, Arizona 85013

University Town Center
Tempe, Arizona

Schematic Design

DMX / TCI Tempe Venture
Arizona State University

Scale: 1" = 35'-0"
Date: 06.28.01

East West Section

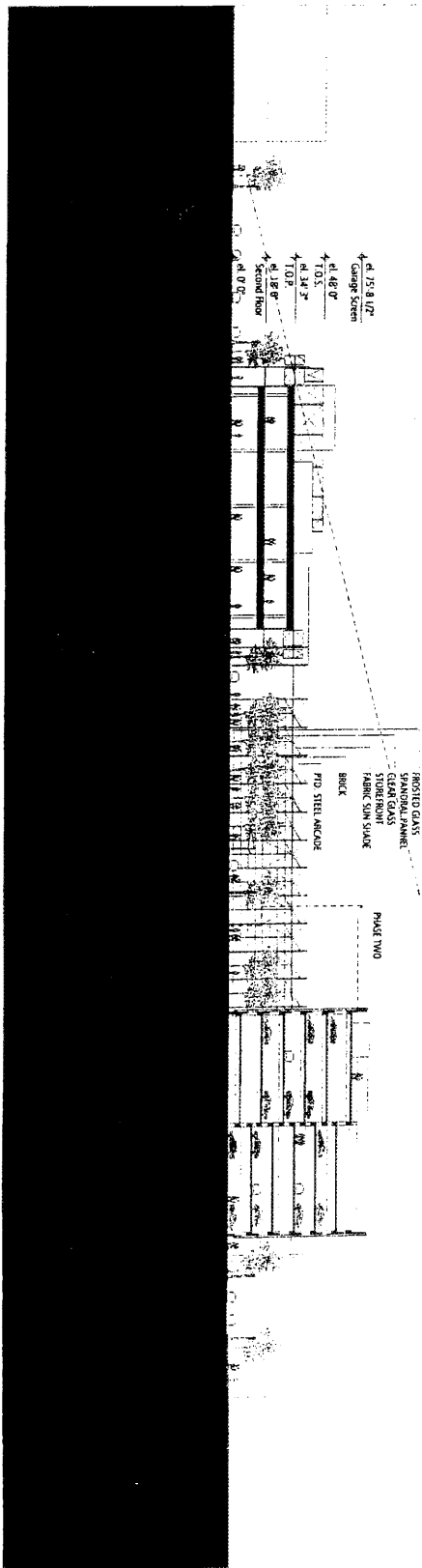
A.104

51P-2001.60 JUN 28 2001



D

D



Thomas Riddle and Partners
180 Varick Street
New York, New York 10014

Gould Evans Associates
3135 North 30th Avenue
Phoenix, Arizona 85013

University Town Center
Tempe, Arizona

Schematic Design

ORR / 1021 Tempe Avenue
Arizona State University

Scale 1" = 25'-0"
Date 06.28.01

East West Section

A.205

JUN 28 2001



Thomas Pile and Partners
180 Varad Street
New York, New York 10014

Gould Evans Associates
3135 North 3rd Avenue
Phoenix, Arizona 85013

University Town Center
Tempe, Arizona

Schematic Design

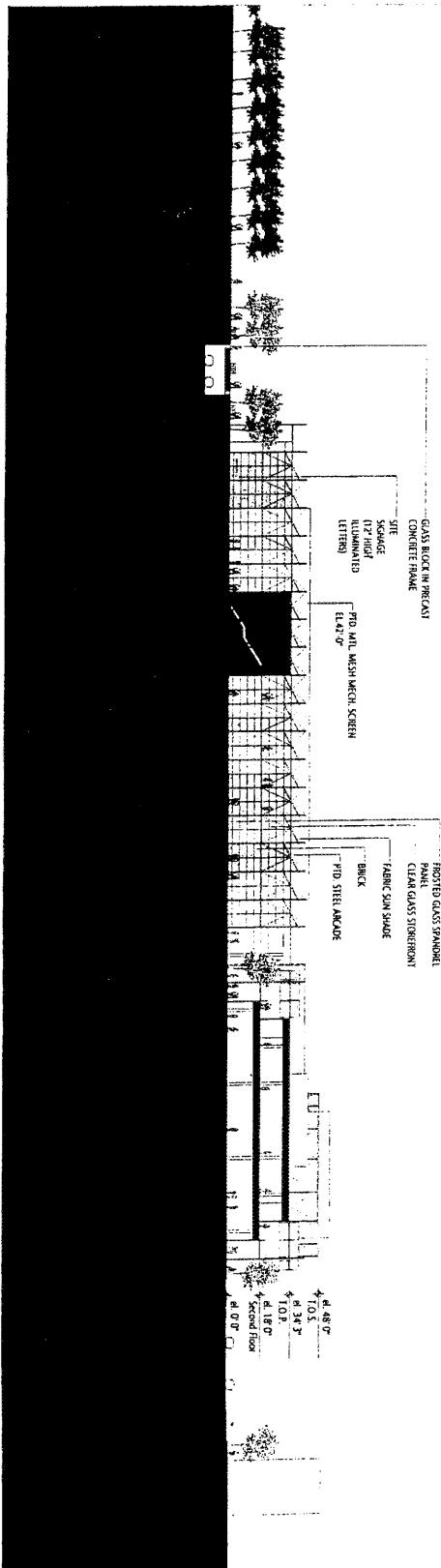
OUX / TC21 Tempe Venue
Arizona State University

Scale: 1"=25'-0"
Date: 06.28.01

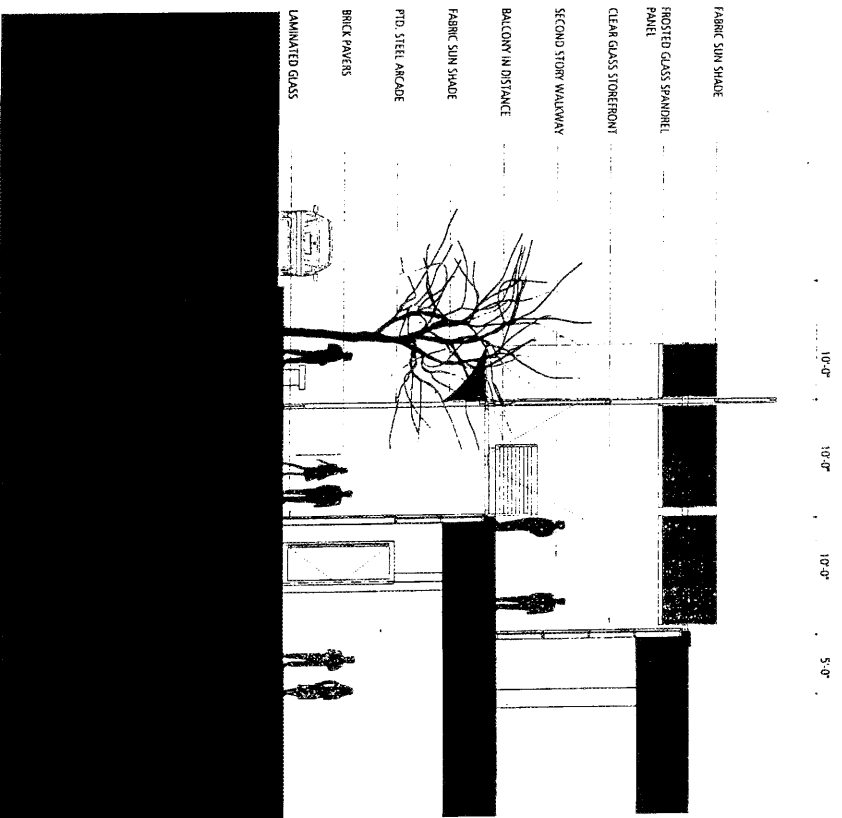
North South Section

A207

SIP-2001-60 JUN 28 2001



C

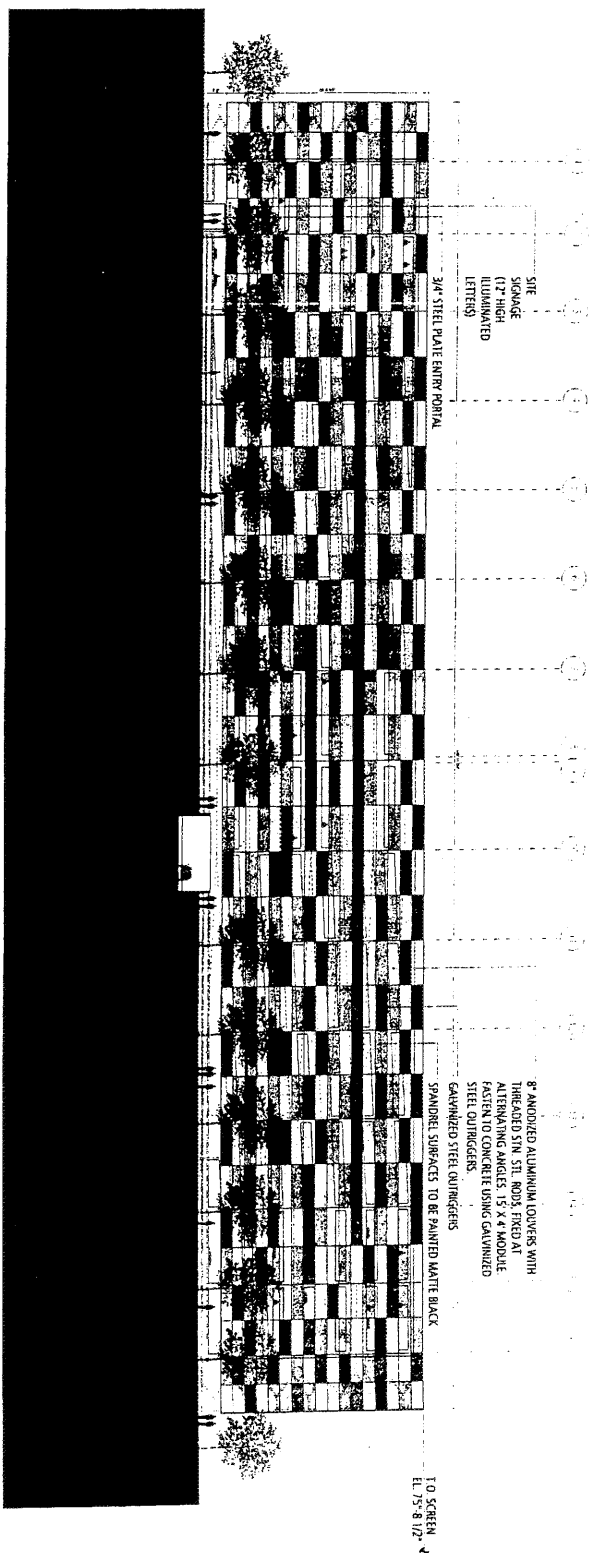


A. 209

SLP-2001-60 JUN 28 2001



D



1 West Elevation - Parking Garage

Thomas Piller and Partners
180 Varck Street
New York, New York 10014

Good Evans Associates
3135 North 3rd Avenue
Phoenix, Arizona 85013

University Town Center
Tempe, Arizona

Schematic Design

ORX / TC21 Temp Venture
Arizona State University

Scale: 1/16" = 1'-0"
Date: 06.28.01

Parking Garage - West Elevation

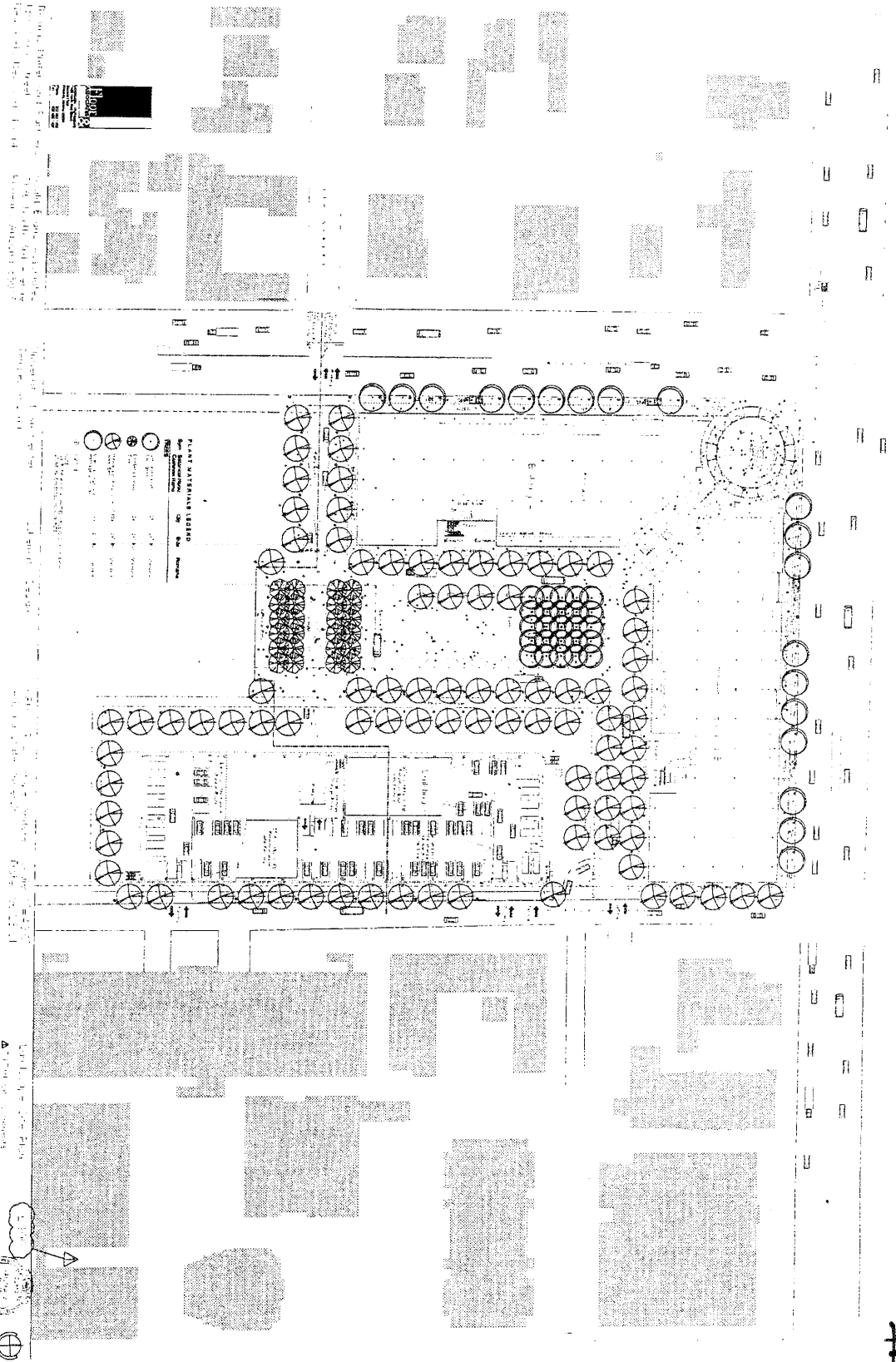
A.210

SIP. 2001.02 JUN 28 2001



D

10.1.6.1.1.1



Gould

Evans

Associates, L.C.

July 16, 2001

RE: University Town Center
Tracking No. DS 000 854
Letter of Intent

The referenced project is submitted for City Council review and consideration for Site Plan approval, approval of Variances and approval of Use Permits as follows.

General

The project is located on the southeast corner of Mill Avenue and University Drive in the CCD Zoning District. The project has currently been assigned an address, 815 South Mill Avenue. The applicant will be petitioning to change this to 801 South Mill Avenue.

The project occupies the northern 6 acres (approximate) roughly bounded by Mill Avenue, Myrtle Avenue, University Drive, and the 9th Street alignment. The land is owned by Arizona State University and has been leased to the applicant, ORIX / TC21 for commercial development.

The applicant is proposing development in two phases. Phase One consists of two buildings facing Mill Avenue and University Drive, each consisting of two stories. Intended uses include approximately 139,000 square feet of retail lease space and 38,000 square feet of restaurant lease space. The total leasable area will be approximately 177,000 gross square feet. Phase One also includes a seven level parking structure for 1,095 cars.

Phase Two will consist of a structure wrapping the north and west side of the parking structure. It will contain up to 20,000 square feet of restaurant space, 10,000 square feet of retail space, and 90,000 square feet of office space for a total of approximately 120,000 gross square feet.

See the attached "Building Area Calculations" for detailed area information.
See attached "Design Intent" for the architect's statement of design concepts.

Architecture

Interior Design

Planning

Construction Services

Information Systems

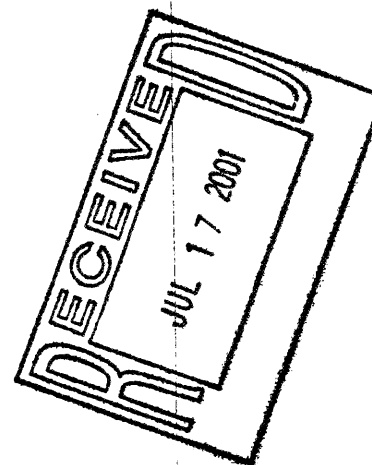
Graphic Design

3136 North 3rd Avenue

Phoenix, Arizona 85013

Voice: 602-234-1140

Fax: 602-234-1156

Internet: www.geaf.com

A GEA affiliate
Kansas City, MO
Lawrence, KS
Philadelphia, PA
Tampa, FL
Phoenix, AZ

F

Page 2 of 3

Variances

The applicant is requesting approval of the following Variances:

- Setbacks
- Building Encroachment (under separate submittal to the Engineering Department)
- Building Height

These variances are requested to match the pattern of the historic urban street development of Mill Avenue north of University Drive. It is the stated intent of the applicant to extend the historic planning principals that favor the pedestrian and alternate modes of transit over the automobile with this development. To meet these goals, the applicant is requesting approval of the submitted Variances.

See the attached "Variances and Use Permits" for detailed information.

Use Permits

The applicant is requesting approval of the following Use Permits:

- Blanket Retail in the CCD District
- Blanket Restaurant in the CCD District, without Entertainment or Outdoor Dining
- Blanket Office in the CCD District
- On-Site Parking to be provided by demand / shared use model

The requested uses extend the development pattern of Mill Avenue north of University Avenue south to the edge of the University. The applicant's intent is to develop a tenant mix that includes a balance of destination tenants and neighborhood services as determined by market demand. While it is not possible to release the names of businesses currently negotiating for space within the project due to tenant privacy requirements, the project has been of considerable interest to both types of tenants.



JUL 17 2001

F

Page 3 of 3

The parking structure has been designed for use by the entire 11 acre parcel owned by Arizona State University. The applicant has endeavored to strike a balance between providing enough parking to make the retail space economically viable while reducing the amount of parking to encourage pedestrian access and alternate forms of transportation, including the additional mass transit planned for downtown Tempe. To that end, see the attached "Parking Analysis" which documents the parking calculations from the Tempe Standards, the Tempe Shared Use Model (which does not address the loss of 200 existing ASU spaces) and the proposed UTC parking counts.

The applicant thanks you for your time and interest in considering this project. We believe that this project will be an exciting addition to downtown Tempe and will become a source of pride for both the City and the University.



JUL 17 2001

F

university town center parking analysis

preliminary - subject to revision

07.16.01

Building	NSF	Tempe Standard		Tempe Shared Use		UTG	
		calculation	spaces	calculation	spaces	calculation	spaces
Ground Floor A + B	81066						
Retail	50000	s.f. per space		s.f. per space		s.f. per space	
Retail	31066	1 per 250	200	417	120	3 per 1000	150
		1 per 275	113	464	67	3 per 1000	93
Second Floor A + B	67685 + outdoor						
Retail	31685	1 per 275	115	337	94	3 per 1000	95
Restaurant Indoor (6000x6)	36000	1 per 75	480	145	249	3 per 1000	108
Restaurant Outdoor (500x6)	3000	1 per 150	20	300	10	3 per 1000	9
Ground Floor Phase Two	16000 + outdoor						
Retail	4000	1 per 300	13	571	7	3 per 1000	12
Restaurant Kitchen (2000x6)	12000	1 per 75	160	146	82	3 per 1000	36
Outdoor Dining	120	1 per 4 seats	30	8	15	3 per 1000	0
2nd, 3rd & 4th Floor Phase Two	90000						
Office	90000	1 per 250	360	341	264	3 per 1000	270
200 Room Hotel		1/room + office	210		101	1/room + office	210
ASU Replacement Spaces			200		96		200
TOTAL	254,751		1,902		1,105		1,184

ACTUAL PROVIDED

1,095

Existing	Tempe Ctr.	662	ASU	200	difference	862
						233

Notes:

1 Tempe Shared Use calculations provided by the City 11.27.00

2 Tempe Shared Use calculations provided by the City 11.27.00 indicate 1,068 - 1,119 bicycle spaces.

JUL 17 2001

A

university town center
building area calculations
 gca + tpp

07.16.01

all areas given in gross square feet

phase one**Lot Coverage**

261,567 net site sf

Ground Floor

Bldg A			
Retail	39,794		
Bldg B			
Retail	<u>44,704</u>		
Total Conditioned Bldg. Ground Floor	84,498	32%	
First Floor Parking Structure	<u>51,450</u>		
Total Lot Coverage by Building	135,948	52%	

Second Level

Bldg A			
Retail	25,058		
Restaurant	19,000		
Bldg B			
Retail	29,370		
Restaurant	19,000		
Total Retail Second Floor	54,428		
Total Restaurant Second Floor	<u>38,000</u>		
Total Conditioned Bldg. Second Floor	<u>92,428</u>		

Phase One Totals

Total A + B Retail	138,926		
Total A + B Restaurant	<u>38,000</u>		
Total A + B	176,926		
Total Parking Structure Floors 1-7	<u>360,150</u>		
Total Bldg Area + Parking Structure Phase One		537,076	

JUL 17 2001

F

all areas given in gross square feet

phase two**Lot Coverage**

261,557 net site sf

Ground Floor

Retail	10,000
Restaurant	<u>20,000</u>

Total Ground Floor	30,000
--------------------	--------

44% w/o garage

63% with garage

Levels 2 - 5

Office	<u>90,000</u>
--------	---------------

Total Phase Two Bldg Area	120,000
---------------------------	---------

total site both phases

Total Retail	148,926
--------------	---------

Total Restaurant	58,000
------------------	--------

Total Office	<u>90,000</u>
--------------	---------------

Total Bldg. Area	296,926
------------------	---------

Total Bldg. Area + Parking Structure	657,076
--------------------------------------	---------

JUL 17 2001

F

To: Mayor and Council
From: Glenn Kephart
Through: Howard Hargis

Ref: Tempe Center Redevelopment

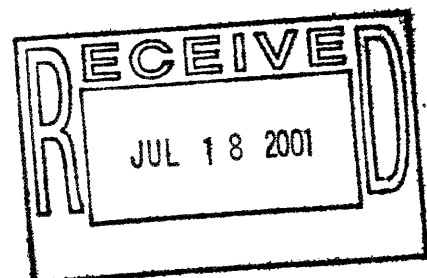
The proposed Tempe Center redevelopment project will cause increased congestion on Mill Avenue and University Drive. The Traffic Impact Analysis (TIA) dated June 2001 for this site concludes that significant widening of Mill Avenue South of University would be required to mitigate this congestion. Specifically the TIA identifies the need for one additional northbound through lane and dual right turn lanes on Mill. It is important to note that staff is not recommending to actually build this widening. It is neither desirable nor practical to do so. The intersection of University and Mill is already a challenging intersection for pedestrians and additional traffic lanes would make this area less desirable for pedestrians and would not be consistent with the city's mission to promote alternate modes of transportation.

It is important to recognize that the proposed development is only one of several factors, including overall regional growth, and increased density of downtown Tempe, contributing to the increased traffic congestion that is predicted to occur in the vicinity of Mill and University. It is not practical or desirable to try to build our way out of this projected congestion. However it is very important that we identify and implement measures to assure that transportation options associated with this proposed development or any development in this vicinity contribute to downtown Tempe being a desirable place to be.

The provisions to provide parking at the site is a significant factor in influencing the actual amount of vehicle trips that will be generated by this development. Although traditional traffic analysis focuses on land use to determine trips generated rather than available parking, it may be more appropriate at this location to realize that the available parking is a larger contributing factor than the land use. What the TIA is telling us, by its prediction of future congestion, is that this location is not a desirable location to provide significant parking availability.

Specific transportation recommendations include the following:

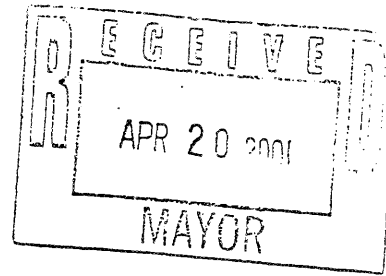
- Project should include no street widening except as required to provide for continuous bike lanes
- The existing northbound right turn lane on Mill Ave should be retained. Specific length to be determined through coordination with traffic engineering staff.
- Development should be transit oriented to the maximum extent possible to encourage the use of alternate modes of transportation to, from and around the site. Specific recommendations include,
 - Availability of showers for employees at the site
 - Bike lockers for safe storage of employees bikes
 - Transit passes for employees and users of the facilities.
 - Requirements for employees to park at a remote location and use alternate means of access to the site.
 - Restriction of available parking spaces to an absolute minimum
- New traffic signal will be required at the intersection of Mill and 9th and the developer shall reimburse the city for all costs associated with the new signal.
- The traffic Impact Analysis indicates that by the year 2010 that there is not adequate storage capacity to allow a left turn from south bound Mill into the development. Developer shall work with traffic engineering staff to resolve this issue prior to final approval.
- The intersection of 9th Street and Mill must be designed to prohibit an increase in cut-through traffic travelling into and through the neighborhood west of Mill.



6

ASU
ARIZONA STATE UNIVERSITY

April 19, 2001



Mayor Neil Giuliano
Vice Mayor Len Copple
Councilmember Ben Arredondo
Councilmember Dennis Cahill
Councilmember Barbara Carter
Councilmember Hugh Hallman
Councilmember Mark Mitchell
City of Tempe
P O Box 5002
Tempe AZ 85280

Dear Mayor Giuliano and Members of the Tempe City Council:

At Arizona State University, we have made participation in the development of our community, on-campus and off-campus, a distinguishing characteristic. Through countless numbers of individual interactions and programmatic investments, Arizona State University has contributed to the excitement of downtown Tempe and the vitality of the surrounding neighborhoods. In the redevelopment of Tempe Center, we continue our commitment to contribute to the health of the University as well as to the City of Tempe.

We have four goals in the redevelopment of Tempe Center: 1) to create an attractive and distinctive pedestrian gateway from downtown Tempe with a walkway through to the ASU campus; 2) to redevelop and revitalize this commercial center not unlike the redevelopment that has already occurred in downtown Tempe; 3) to recapture for University use the south five acres of the existing ten acre Tempe Center site; and 4) to generate sufficient income to replace the existing income derived from Tempe Center, replace the University space in Tempe Center and eventually contribute to the further development of the Tempe Center academic site.

I believe the site plan and preliminary design of the center that I reviewed last October meet these objectives. The elements of the design that I have seen have passed through our on-campus design review process and received my strong support, including a below grade entrance to the parking facility from Mill Avenue opposite Ninth Street. It is my understanding that this same design received extremely favorable reviews from the City of Tempe Design Review Board and the Northwest Tempe Planning Area Advisory Board.

There have been several discussions relative to the issue of the density of the proposed project. As you know, we have been working on this project for several years. Representatives from the City's redevelopment team participated actively in the development of the concept plan and the RFP process that resulted in the selection of a developer. That help was greatly appreciated. We began with a program and concept plan that included a two-story development at the street, with

increased massing as we progress into the University property. We still hope to build a three to five story structure on the site to "wrap" much of the parking structure. The proposed massing on the site is compatible with the Center Point and Hayden Square projects as well as with our initial concept plan.

At ASU we value and appreciate creative and diverse architecture as evidenced by Gammage Auditorium, the Music Building, the Law School Library and the Nelson Fine Arts Center. Consistent with our expectations, the developers have employed a distinguished young architect to bring to this transition point between downtown Tempe and ASU an exciting and distinguishing design that respects our goal of creating a gateway to the campus. While this design is something of a departure from the existing architecture in downtown Tempe, it is my view that the distinctive architecture proposed for University Town Center creates an effective transition from downtown Tempe to ASU and is consistent with the diversity of thought that we all treasure.

I am confident that when you see and hear the design in the context of our plans and our developer's plans for the future of this site, and when you understand our reasons for accepting this site plan and design, that you will agree with your design review board that this is an attractive addition to our community.

We share your concern regarding neighborhood services. We have encouraged the developer to make reasonable efforts to address these concerns. I understand that the developer is negotiating with a pharmacy tenant, a much needed service in the downtown area. I also understand that the developer has engaged in ongoing discussions with other neighborhood service tenants, such as a dry cleaner and a hair salon.

We are supportive of including additional neighborhood services such as a grocery store in this development, but not at the expense of our primary goals and within the fiscal limits of the project. You are correct in stating that this will be extremely challenging. Our development team has been actively seeking grocery stores. To date no grocer has been willing to locate in downtown Tempe due to the economic constraints and the lack of surface parking. University representatives have met with a major Arizona grocer to determine the feasibility of locating a store within the development. The grocer was not encouraging. The recent decision of Gentle Strength Cooperative to leave its site is testimony to the difficulties a grocer has in the downtown Tempe area.

There will not be surface parking in University Town Center (the name for the redeveloped Tempe Center). Our goals cannot be met with surface parking on this site. The entire project incorporates the concept of a pedestrian gateway to the University from the downtown area with a walkway through to the campus. For this to be a pedestrian gateway to ASU it must be inviting, open, visually and physically uncluttered, therefore limiting the site options for a grocery store. Locating in this development requires a grocer willing to do something that has yet to be tried in Arizona, hence the challenge. I understand that there are several better sites along University Drive to the west of Mill Avenue that could accommodate both a grocer and the

H

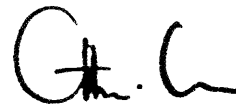
community better than University Town Center. We remain supportive of the City Council's goal of satisfying this expressed community need. We trust that the goal of having a viable, urban-scaled grocery store in or near downtown Tempe can be realized if you are able either to provide sufficient incentives to make it economically feasible on this site, or if you are successful in identifying another, perhaps more suitable, location.

I am also concerned about the process that has resulted in the City Council's concerns about this design and site plan. It was our understanding that the design was first to satisfy your appointed design review board. Our developer has been following that process, but before that process could be completed, we were advised by the City Council that the design and site plan might not be acceptable. As you know, I am always anxious to hear from you and appreciate the open dialogue that characterizes our relationship, but since ASU is intending to develop a number of properties along Rio Salado and Tempe Town Lake, it is important that we share a common understanding as to the review process our developer is to follow.

We trust that we can count on your support for this development project that we believe will benefit the downtown community and meet the University's objectives. We recognize that you must act in what you believe to be the best interests of the City of Tempe, consistent with the University's rights as a property owner. In the event that the University's approach to meeting its objectives is not compatible with the City's interests, we will be disappointed, particularly given City staff involvement in the process of developing this project from its inception.

We are seeking your cooperation in achieving our mutual objectives.

Sincerely,



Lattie F. Coor
President

LFC:lv
/p

c: Memoy Harrison, Vice Provost for Administrative Services
Allan Price, Vice President for Institutional Advancement
Eugene Kadish, TC21 LLC

H



City of Tempe
P.O. Box 5002
31 East Fifth Street
Tempe, AZ 85280
480-350-8865

May 15, 2001

President Lattie Coor
Arizona State University
P.O. Box 872203
Tempe, Arizona 85287-2203

Dear Lattie:

Neil G. Giuliano
Mayor

Leonard W. Copple
Vice-Mayor

P. Ben Arredondo
Councilmember

Dennis J. Cahill
Councilmember

Barbara J. Carter
Councilmember

Hugh Hallman
Councilmember

Mark W. Mitchell
Councilmember

Your letter identifies four goals that the University hopes to achieve in the redevelopment of Tempe Center:

1. Develop an attractive, distinctive pedestrian gateway from Tempe to ASU;
2. Revitalize an aging commercial center, like what has already occurred in downtown Tempe;
3. Recapture the southern five acres of the site for University use;
4. Generate sufficient income to replace the income derived from Tempe Center, while replacing University space that was recently housed in the commercial center.

While the proposed site plan and preliminary design of the center may meet these goals, it certainly does not present the only, or even the best, development of the site.

We have many goals in common. An attractive, distinctive gateway to the University is certainly in line with the development goals of the City. The area between Myrtle and Mill, extending from University to the alignment of 9th Street, represents the merging of an expansive campus with the traditional street grid of the town. Symbolically, and physically, this block could serve as the meeting place where "town and gown" come together. The intersection of Mill and University is a distinctive marker, identifying where the downtown begins to merge with the University and the surrounding neighborhoods. The needs of all three should be respected at this corner.

You likened your redevelopment project to that of downtown Tempe. As you know, that revitalization could not have evolved without significant cooperation and genuine communication. It did not become a walkable place by eliminating streets. Nor did it pull the pedestrian off the street into a space that is removed from the activity of the City. It started with the existing traditional streets and made them better. It added density, and diversity of use, to create an exciting place for visitors and residents, for students and employees. The downtown relies on some basic planning principles:

- that “eyes on the street”, in the form of 24-hour use, create a safe place;
- that appropriate mix of use allows for reduced, shared parking;
- that shared streets are places that attract a diverse exchange of goods, services, knowledge, culture, and civic goodwill.

The recommendation to bring 9th Street through to Myrtle addresses your third goal: to preserve the southern part of the parcel for future academic development. When developed with a pedestrian emphasis, this streetscape would maximize visibility for small business ventures while creating a tree-lined passage that is interesting and safe. This urban approach also addresses goal four: replacing existing income. Merchants and businesses that do not need high auto visibility would gladly tenant the rear edge of this block, garnering exposure to students and neighbors on foot and bike. The completion of this city block does not replace the proposed entry feature at the corner of Mill and University, nor does it require the elimination of a central green. It does provide an opportunity to divert exiting ASU traffic from University parking structures after large events, and it invites neighboring citizens and businesses into an active, urban block that is truly shared with the University.

The early concept plans were referenced in support of the two-story structure. I believe those plans also included parking underground. In the course of development, the parking expanded to a seven-story above-ground parking structure. This seems a more drastic departure from the original concept than the suggestion of office, hotel, or residential space above the two-story retail on University. The proposal for increased height and density along the major arterials would accommodate the University's goal of expanding and sustaining income. The significance of this intersection, and the pedestrian entry to campus, allows for an increase in building mass on this corner. If underdeveloped in this plan, it will remain a lost opportunity.

If the plan proceeds with the seven-story parking garage, it is of critical importance that the structure includes office space along the north, west and south elevations. The first floor, on all sides, should include some type of small retail spaces, as well. This activates the interior courtyard and Myrtle Street, contributing to a safer pedestrian experience. As we revise our current code, new parking structures throughout the downtown will be asked to provide retail/office along pedestrian plazas and streets.

These modifications to the garage should be incorporated in the first phase of construction. The likelihood of coming back and building a multistoried façade along a newly established plaza diminishes even further when factoring in the negative effect of construction on newly established businesses. A reasonable phasing of a project is understandable, but each phase needs to appear complete as it is built.

We appreciate your efforts to include neighborhood businesses in the development and hope you will be successful in attracting those that serve the campus and adjacent neighborhoods. While your goal is to replace income lost from demolishing the existing center, the neighborhood goal is to replace those services that were affordable and accessible at Tempe Center.

Gentle Strength's decision to leave the area is not testimony to the difficulties of a local grocer. The cooperative always catered to a health-conscious market, offering discounts to members that worked in the store. A full-service urban grocery is a new concept for Tempe and the Valley, however successful examples have been implemented in many cities. The proposed 9th Street extension to Myrtle creates a corner site that could incorporate the grocery with the garage structure. Accessible to parking, students and neighbors, the store could maximize the southeast corner of the site. We, too, are actively seeking an opportunity for a grocer to locate in the vicinity. Our challenge is a lack of large parcels along University Drive, coupled with the extremely high value of commercial real estate. City incentives alone cannot make these sites feasible.

The process of design development on this site is prolonged and complicated. The project designers have come to the Planning Area Advisory Board for the Northwest Area, and to the Design Review Board, on numerous occasions. In pre-session reviews, the DRB has supported the design. The PAAB has not been in support of the plan from the beginning. Numerous reiterations have fine-tuned details but not addressed the larger issues. Little of substance has changed:

- the parking garage is a rectangular box covered with a mesh scrim, with no retail or office space on it's perimeter;
- the auto access off Mill requires one to go underground in order to come up into the parking structure;
- the two-story glass retail building is virtually the same, with a change in material (from copper to clay tile to brick) and a modification to second level balconies;
- on-site retention is still in question.

The staff has requested a model of the development in the context of the surrounding buildings. It has not been produced, even though design has been underway more than 18 months. The architects agree that the schematic drawings and computer sketches do not fully depict how the shade sails will work, and our concern about the western and southern exposures of glass in this climate has not been addressed. Many retailers and restaurants have returned to the City requesting shade structures and awnings that are an aesthetic compromise to the underlying architecture, in order to sustain their business. The solution should be carefully integrated in the initial design.

The large green in the middle of the development has been preserved at all costs, even though citizens have declared their civic space to be on the sidewalks. The police have identified their concerns about surveillance and security. We understand that this space was offered to the City as a "world class plaza . . . a living room for the citizens." No one listened when the citizens said this was not where they would gather! The plaza has been represented as a great civic space, like many of the piazzas in Europe. An example of a great piazza has yet to be produced that proudly displays an unadorned seven-story parking garage along its perimeter. As currently designed, it is out-of-place to serve as the living room for the citizens.

Your final concern was the City's review process. In an effort to communicate clearly, the City Council and staff identified issues that have not been appropriately addressed by the developers, architects, and University staff, in spite of the lengthy process of meetings and presentations. Common ground has not yet been found. The refinements to the design have not responded to the very basic concerns identified by the City staff.

Finally, and perhaps most importantly, the University Town Center does not respond to its surrounding context. The site planning, building form, and materials proposed will produce a signature building, but it will not incorporate the spirit of the City or the character of its citizens. Distinctive architecture is not discouraged when it sits comfortably in its surroundings. This does not suggest a replica of existing storefronts, nor a reproduction of detail that denies our current technology. It will, however, require more than a poetic reference to the arcade of a nearby historic structure.

The City is anxious to strengthen an already good working relationship with the University. We would like to take part in creating a unique urban development that benefits students and residents without overlooking the needs of the University or the responsibilities we have to Tempe's citizens.

As you know, these thoughts are not only mine when it comes to this project. We have twelve other ASU alumni (six registered architects), all from the College of Architecture and Environmental Design, on our professional staff who have reviewed this project and share these concerns.

I appreciate the dialogue we have on this and other issues and look forward to our ongoing discussions.

In Service,

A handwritten signature in dark ink, appearing to read "Neil", written over the typed name.

Neil G. Giuliano
Mayor

City of Tempe
P. O. Box 5002
132 East Sixth Street, #101
Tempe, AZ 85280
480-350-8028



TDD: 480-350-8913
FAX: 480-350-8579
www.tempe.gov
Development Services Department
Redevelopment Division
Neighborhood Planning + Urban Design

24 May 2001

to: Arizona Board of Regents

Cc: Lattie Coor, President Arizona State University
Mernoy E. Harrison, Vice-Provost for Administrative Services
Mayor Neil Giuliano, City of Tempe
Dave Fackler, City of Tempe Development Services Manager

from: Eric M. Hansen, City of Tempe Redevelopment *EMH*

re: ASU Tempe Center

At their 23 May 2001 meeting, the Northwest Tempe Planning Area Advisory Board (PAAB) made formal motion to reiterate their position on the redevelopment of the ASU-managed/State-owned Tempe Center, located at the southeast corner of Mill Avenue and University Drive.

The Board has requested staff to resend the attached letter addressed to the Arizona Board of Regents (dated 16 October 2000) which outlines the PAAB's key concerns with the proposed project. The PAAB made this request to demonstrate that their planning recommendations and position have not changed. As originally outlined in the letter, the PAAB articulated that the issues integral to the success of this important project have still not been addressed.

The Northwest Tempe Planning Area Advisory Board (PAAB) meets the second Wednesday of every month in the Public Works Conference Room (Garden Court Level of City Hall) at 6:30 p.m. If you are interested in scheduling an agenda item, please contact the Neighborhood Planning Office at 480.350.8028.

attachment: letter of Board of Regents (dated 16 October 2000)

J

Northwest Tempe Neighborhoods Planning Area Advisory Board

October 16, 2000

Arizona Board of Regents
2020 North Central Avenue, Suite 230
Phoenix, Arizona 85004-4593

RE: Tempe Center Redevelopment

Dear Board of Regents,

We need your help. Arizona State University will soon be building a new project at the Southeast corner of Mill Avenue and University Drive in Tempe. Businesses located at this site have provided basic goods and services to ASU faculty, staff, students, the disabled community and the surrounding community in a free market setting since the 1950s. The site has provided the most fundamental elements needed in a livable community, including a grocery store.

The Northwest Tempe Neighborhoods have created a strategic area plan through a community-based planning process. Our Mission Statement is:

"The NewTown (Northwest Tempe Neighborhoods) Strategic Plan seeks neighborhood sustainability by establishing policies that enhance valuable housing stock and encourage responsive and responsible development that preserves and enhances local heritage and character, while fostering livability."

This plan sets out goals and objectives in support of the Mission Statement. The goals address issues including land use; circulation and transportation; economic development; and conservation, preservation and redevelopment. Excerpts of the plan are attached.

The University's planning process for this site has been ongoing for four years. While plans have been shown to various neighborhood and community groups, we have yet to see evidence that the goals and objectives of the Strategic Plan will be met. As the project is now seeking approvals from the City of Tempe, we are anxious to see how the new project will fill the void left by the departure of the existing tenants. We are also anxious to see the contribution this project will make to the Circulation and Transportation goals of our plan. There is now a single group (the Planning Area Advisory Board) having the responsibility to represent all of the northwest Tempe neighborhoods in development issues and assure compliance with the strategic area plans.

The Planning Area Advisory Board (PAAB) was established by Tempe's City Council in 1999. Duties of the PAAB include:

- Advising the City's development review staff, boards and commissions of current development issues.
- Reviewing development proposals for conformance with neighborhood goals. The PAAB may also provide a forum for developers to communicate with the neighborhoods on proposed development projects.
- Obtaining comments from neighborhood constituents on issues presented to the Board.

The PAAB will evaluate the Tempe Center Redevelopment proposal for compliance with the Strategic Plan. We are at risk of losing precious facilities, which are necessary to support a lively living environment for university students, faculty, the surrounding neighborhoods and the downtown. As the University owns the land, they are in a position to control the uses on this important site. We ask that the Board of Regents assure that the proposed development include:

Cheryl Carlyle
Laura Godwin
Tom Hinchion
Roy Hoyt, Chair
David Lucier, NewTown
Jenny Lucier, Vice-Chair
Bud Morrison
Frede Rothermel
Lisa Sette
Al Skinner
Kirby Spittler
Brian Spear
Sherry Urban

City of Tempe,
Neighborhood Planning Manager
Bonnie Richardson, AIA

PO Box 5002
Tempe, AZ 85281
tel. 480 350 8028
fax. 480 350 8579
www.tempe.gov/tdsi/npud/np/

Northwest Tempe Neighborhoods
seek neighborhood sustainability
by establishing policies that
enhance valuable
housing stock and encourage
responsive and responsible
development that preserves
and enhances local
heritage and character

- Provision of basic goods and services for the university faculty, students, staff and the surrounding community. A grocery store is a requisite for this element.
- That the site be a pedestrian and transit oriented "common ground" for campus and community life. It should provide a strong link between the campus and the neighborhoods to the West.
- That parking and its associated traffic are provided only for the on-site uses. Excessive parking facilities and traffic are detrimental to other objectives of the plan.
- Establishment of bus, rail, bicycle, pedestrian and other non-automotive transport as the preferred modes.
- That destination and entertainment oriented businesses not dominate this project. The project should provide a mix of business types.
- That the buildings respond appropriately to the Arizona climate. Proper shading and energy conservation techniques should be incorporated.

The PAAB's position on this matter is supported by local business, community and University groups. We need your help. We understand the University's mission. We know that you want to be good neighbors; it seems unneighborly to ignore the neighborhood's plan. We ask that the Board of Regents demonstrate, initially in writing, a commitment to provide in this project the elements we have requested. We look forward to working with Arizona State University on this project to create a meaningful contribution to the campus and surrounding community. Please indicate in your reply how we can assure that everyone's goals will be met with this important project.

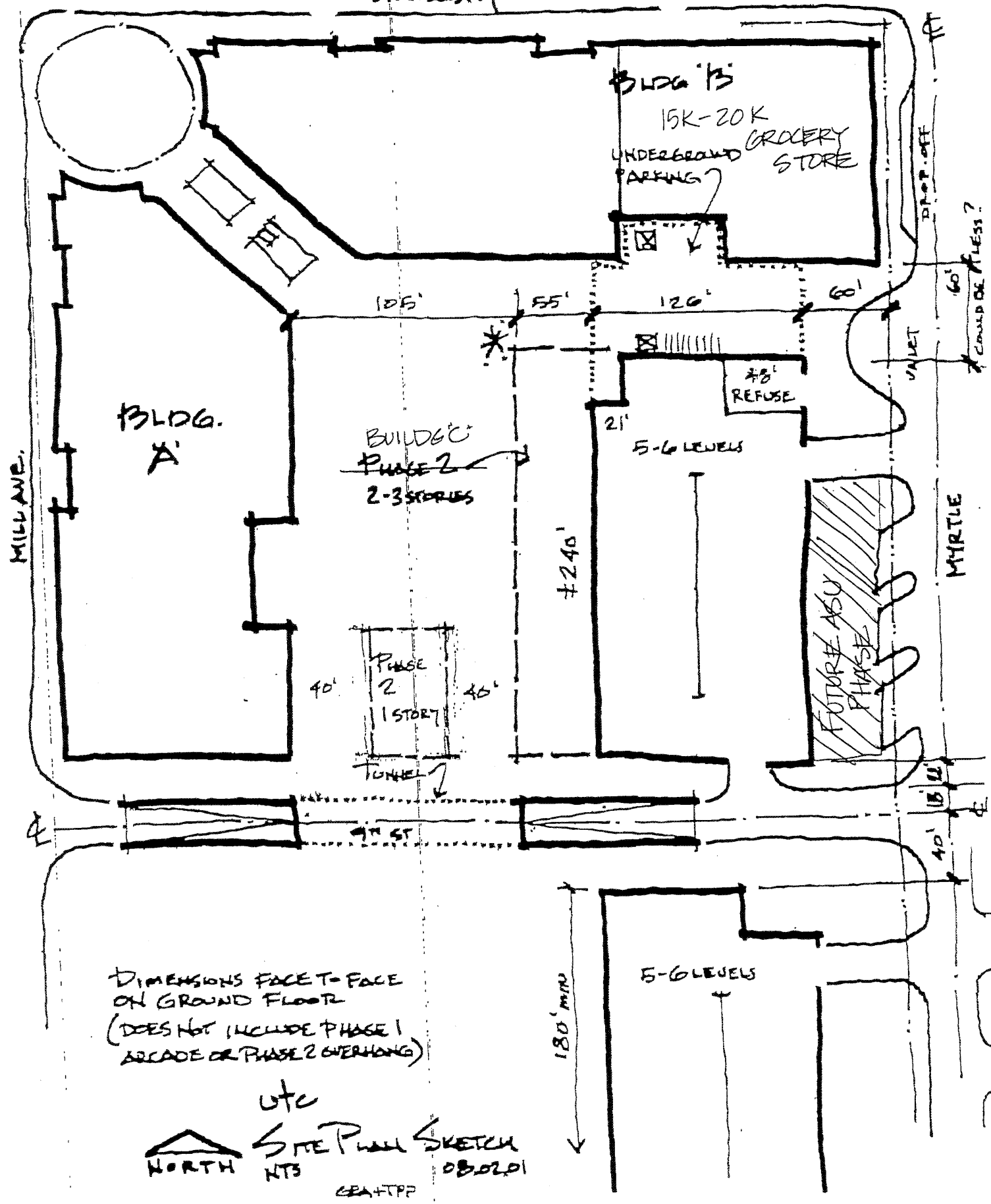
Sincerely,



Jenny Lucier, Vice Chair
Northwest Tempe Neighborhoods Planning Area Advisory Board

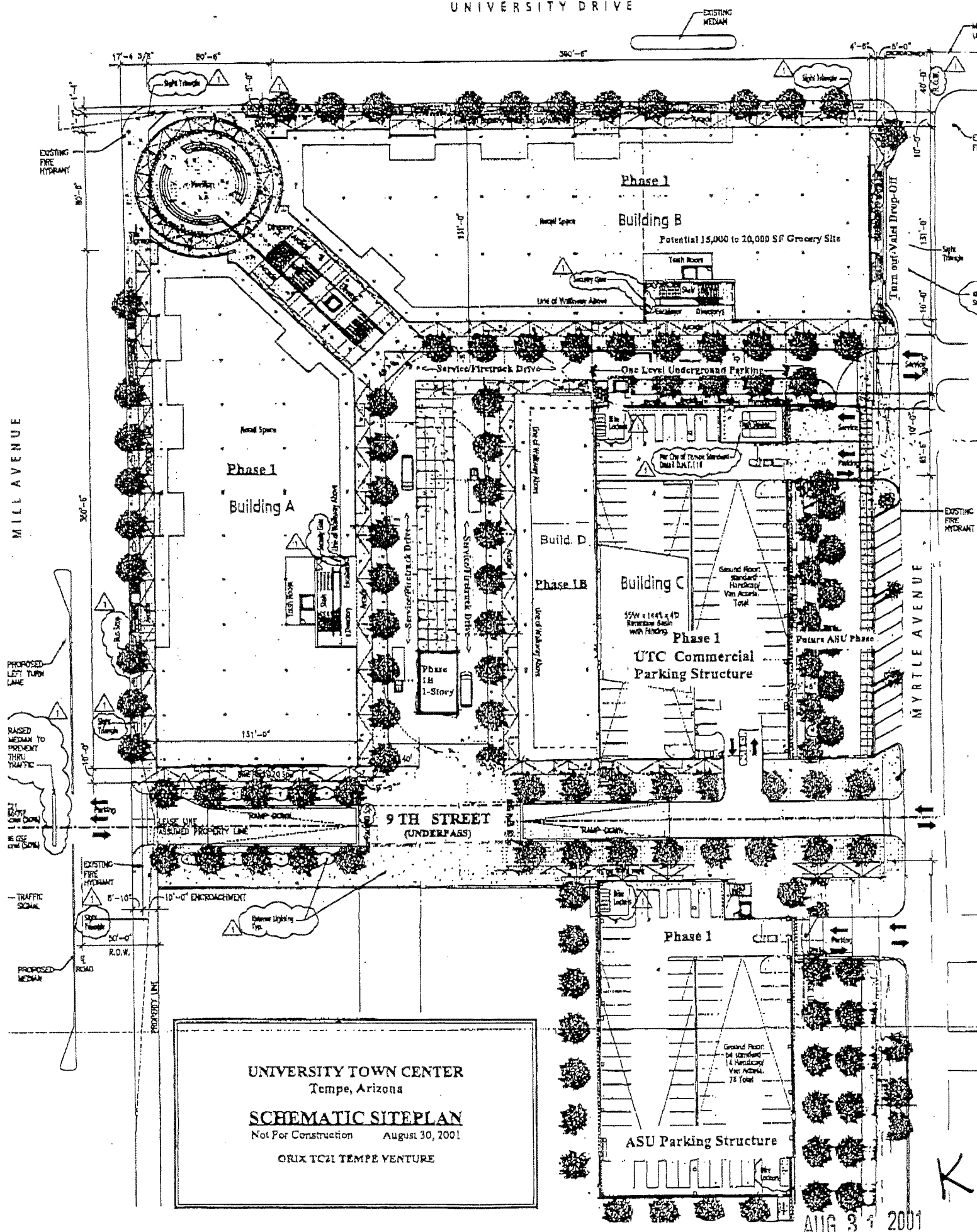
Attachments

UNIVERSITY



DIMENSIONS FACE TO FACE
ON GROUND FLOOR
(DOES NOT INCLUDE PHASE 1
ARCADE OR PHASE 2 OVERHANG)

UTC
SITE PLAN SKETCH
NTS
08.02.01
CEA+TPP



university town center

tempe, arizona

meeting notes: asu / city meeting 08.02.01

The **university town center** meeting was held at Old Main on the campus of ASU. This meeting was scheduled to review design changes to meet the City's and ASU's requirements. Mernoy Harrison, John Munier, Karen Honeycutt, Shar Hamilton, Jack Pfister, and Steve Miller attended for ASU; Dave Fackler, Steve Venker, and Bill Kersbergen attended for the City of Tempe; Mike Frost, Gene Kadish, Lar Bjorum, Andy Goodman, and Kurt Pairitz attended for ORIX/TC21 and Tom Reilly attended for GEA + TPP. The following are general notes from the meetings.

1. ORIX/TC21 Goals

- 1.1 Successful extension of development on Mill Avenue.
- 1.2 Create a significant architectural statement, "A project to be proud of".
- 1.3 Profitable retail development with a functional market driven leasing plan.
- 1.4 Create a retail development in downtown Tempe that contributes to the "critical mass" for success of the market area.

2. ASU Goals

- 2.1 An attractive and distinctive Gateway (later revised to "Threshold") to the ASU pedestrian environment with a visual connection to the campus.
- 2.2 Redevelop Commercial Center
- 2.3 Re-capture south 5 acres of the site for academic use.
- 2.4 Replace existing lease income.

3. City of Tempe Goals

- 3.1 Key ASU/City Interface
- 3.2 Sustain urban fabric at 9th Street.
- 3.3 Architecturally sympathetic to Downtown Tempe and ASU. "Timeless", "Compatible".
- 3.4 Provide essential neighborhood services - grocery store.
- 3.5 Park, but don't over park

L

university town center

tempe, arizona

meeting notes: asu / city meeting 08.02.01

4. Why "This Project"

- 4.1 Key Intersection for both the City and the University.
- 4.2 Investment by all parties of time, energy and money.
- 4.3 \$1 million of sales tax to the City annually and lease payments to ASU.
- 4.4 Lost opportunity cost of not being successful.
- 4.5 Project represents compromises made to date.
- 4.6 Favorable extension of Mill Avenue south, and the opportunity to extend it east along University.
- 4.7 Lack of favorable development on this corner if consensus is not reached.

5. Consensus Design Decisions

- 5.1 Parking Structure:
 - 5.1.1 Maximum 5 levels above grade if Phase 2 is two story, 6 levels if Phase 2 is three stories.
 - 5.1.2 Possible to be 6 levels south of 9th Street.
 - 5.1.3 Typical ASU parking structure construction – integral color pre-cast concrete with solid spandrels.
 - 5.1.4 Minimum 1 level, two bays, below grade that connects to the south face of Building "B" to provide dedicated parking and vertical circulation that will make the east end of Building "B" more attractive to a grocer.
 - 5.1.5 The city can participate in the additional cost for the parking associated with the grocery store if the applicant can prove need. ASU noted that they could provide financing in this scenario.
 - 5.1.6 The north face of the garage can be exposed to relate to the south side of Bldg. "B" and vertical circulation.
 - 5.1.7 North east corner of parking structure south of 9th Street to be set-back to provide connection to Tyler Mall.
- 5.2 Ninth Street:
 - 5.2.1 Street will connect to Myrtle Avenue on the surface by separating the garage into 2 freestanding structures (option to explore connecting garages either above grade or below).
 - 5.2.2 Street will go underneath pedestrian plaza which will pass over the street with no change in grade.
 - 5.2.3 City Staff will support a left hand turn lane onto 9th Street from Mill Avenue with a 2-3 car storage bay – a mirror image of the intersection at 7th and Mill. Develop design to prevent through movements west of Mill.
- 5.3 Applicant will need to make case for deleting northbound right hand turn lane from Mill Avenue to University Drive directly to the City Council.
- 5.4 Maintain site retention scheme – storage under ramps of parking structure.
- 5.5 Provide pull-in loading zone along Myrtle on east end of Building "B".
- 5.6 Provide Building Pad for future use along Myrtle by moving parking structure west 60' from Property Line.
- 5.7 Interim diagonal landscaped street parking can be developed in this zone along the east side of the parking structure.

L

university town center

tempe, arizona

meeting notes: **ASU / city meeting 08.02.01**

- 5.8 Construction of Phase 2 on the west side of the parking structure north of 9th Street must be started prior to obtaining a Certificate of Occupancy for Phase 1.
- 5.9 Option to place one story "pavilion" structure at south end of courtyard and maintain approximately 40 foot wide pedestrian plaza on east and west sides. Structure needs to be "transparent" and can not be a restaurant use.
- 5.10 Review the use of fabric on the shade structures.
- 5.11 Review white color of project.
- 5.12 Provide more durable material for painted steel columns of shade structure at ground level.
- 5.13 Review a more "robust" design — explore option of expressing structural columns at face of building.
- 5.14 See attached Site Plan Sketch dated 08.02.01.

6. Approval Process

- 6.1 ASU requires that the design revisions be reviewed by PADRAC and the President prior to presentation to City Council.
- 6.2 The City Council is scheduled to review the application to appeal the July 18th denial from the DRB at the September 20th meeting. Next City Council meeting is October 11th. Tom Ralily to verify dates with staff.
- 6.3 Staff requests that the applicant make a pre-session presentation of the design changes to the DRB so that they can forward a recommendation to the City Council on the 20th. DRB Meetings before the scheduled City Council Meeting are on the 5th and 19th of September. Tom Ralily to verify dates with City Staff.

These notes are the interpretation of GEA. Please respond with additions or corrections within 24 hours of receipt.

L

**Design Review Board Consensus of August 15, 2001 of the
University Town Center Design Meeting held on August 2, 2001**

After review of the minutes of the University Town Center Design Meeting held on August 2, 2001, the Design Review Board determined consensus on the following items.

1. The DRB wants this project to succeed.
2. We are excited with the direction of the site plan as shown in the charette developed during the August 2, 2001 meeting.
3. We support creative solutions in the design of shade structures.
4. The architecture of Buildings A & B plus the entry gateway was strongly supported by the DR Board at the time the application was denied.
5. We agree with the enhanced focus and potential for Myrtle Street.
6. We agree with the modifications to the garage structures in concept. We think the design of the parking structures must be compatible with the design of Buildings A & B. (If not in Phase I, then definitely the additions in Phase II)
7. We support the 9th Street thoroughway to Myrtle Street.
8. We agree with the Phase II timing to Phase I.
9. We recommend that the project return to DRB for review following the City Council discussion.

**university town center
building area calculations**

08.31.01

all areas given in gross square feet

Phase 1**Lot Coverage**

261,557 net site sf

Ground Floor

Bldg A
Retail 39,794

Bldg B
Retail 44,704

Total Conditioned Bldg. Ground Floor 84,498 32%

First Floor Parking Structure 60,600

Total Lot Coverage by Building 145,098 55%

Second Level

Bldg A
Restaurant 44,058

Bldg B
Restaurant 48,370

Total Retail Second Floor 0

Total Restaurant Second Floor 92,428

Total Conditioned Bldg. Second Floor 92,428

Phase 1 Totals

Total A + B Retail 84,498

Total A + B Restaurant 92,428

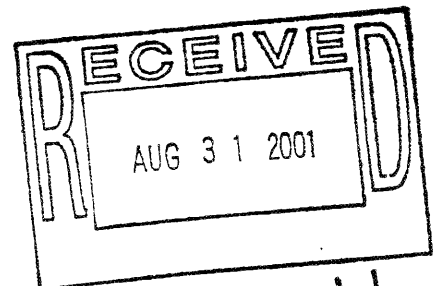
Total A + B 176,926

Total Parking Structure 401,475

Total Bldg Area + Parking Structure Phase 1

578,401

all areas given in gross square feet



Phase 1B**Lot Coverage**

261,557 net site sf

Ground FloorRestaurant (Foodcourt) 13,750

Total Ground Floor 13,750

38% w/o garage
61% with garage**Levels 2**Office 13,750

Total Phase 1B Bldg Area 27,500

Total Site Phases 1 + 1B

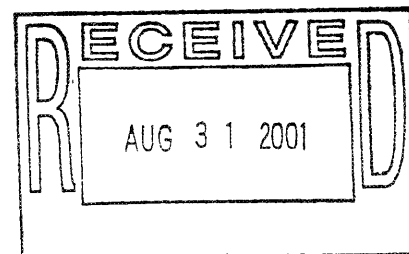
Total Retail 84,498

Total Restaurant (Foodcourt) 106,178

Total Office 13,750

Total Bldg. Area 204,426

Total Bldg. Area + Parking Structure 605,901



08.31.01

preliminary - subject to revision

university town center parking analysis

ORIX TC21 TEMPE VENTURE

Building	NSF	NSF	Tempe Standard		Tempe Shared Use		UTC	
			calculation	spaces	calculation	spaces	calculation	spaces
Phase 1								
Ground Floor A + B	81066		s.f. per space		s.f. per space		s.f. per space	
Retail		5000	1 per 250	200	417	120	3 per 1000	150
Retail		31066	1 per 275	113	464	67	3 per 1000	93
Second Floor A + B		67685 + outdoor						
Restaurant Indoor (6150x11)		67685	1 per 75	902	272	249	4 per 1000	271
Restaurant Outdoor (500x11)		5500	1 per 150	37	550	10	4 per 1000	22
Ground Floor Phase 1B		13750 + outdoor						
Restaurant(Foodcourt)		12750	1 per 75	170	155	82	4 per 1000	51
Outdoor Dining		1125	1 per 4 seats	30	75	15	1 per 75	15
2nd Floor Phase 1B		13750						
Office			1 per 250	50	341	36	4 per 1000	50
200 Room Hotel			1/room + office	210		101	1/room + office	210
ASU Replacement Spaces				200		96		200
TOTAL		176,251		1,912		776		1,062

ACTUAL PROVIDED

1,095

Existing

Tempe Ctr.

662

ASU

200

difference

862

233

Notes:

- 1 Tempe Shared Use calculations provided by the City 11.27.00
- 2 Tempe Shared Use calculations provided by the City 11.27.00 indicate 1,068 - 1,119 bicycle spaces.

parking counts 2001-09-31.xls

AUG 31 2001

N

university town center**variances & use permits****08.31.01****gea / tpp****ORIX TC21 TEMPE VENTURE****Variances**

To meet City of Tempe Development Goal to extend the urban development pattern of Mill Avenue south of University, we are requesting the following setback variances:

SETBACKS	Type	Req.	Provided	
Mill Ave.	front	25'	0'	face of building at Property Line*
University Dr.	street side	25'	0'	edge of arcade at Property Line
9 th St.	side	10'	20'	**

* 10' encroachment for arcade requested

** does not require a variance

Fee $\$300 \times 3 =$ \$900

ENCROACHMENT

In order to provide shade for pedestrians at the corner of Myrtle Ave. and University Dr., and along Mill Avenue we are requesting a 10-foot encroachment of an arcade into the public sidewalk. In addition, we are requesting an encroachment for the stairways along Mill and University to increase the visibility and public safety of the project.

Fee File w/ Engineering Department

BUILDING HEIGHT

The tallest building on the site is the parking structure (Building C), shown at 55 feet. This height is required to meet the project's and the City's parking requirements. It has been placed on the "back" section of the site so that it has minimal impact on the neighborhood west and north of the site.

Fee: $\$300 + \50×20 (number of feet above 35' allowable) \$1,000

The parapet at Buildings A, B & D are at 35', the Mechanical screen walls are at 42', and the highest point at the corner Gateway element is 55' to allow for two story retail development.

Fee: $\$300 + \50×20 (number of feet above 35' allowable) \$1,300

Use Permits

BLANKET RETAIL	\$300
BLANKET RESTAURANT	\$300
ON-SITE PARKING	\$300
BLANKET OFFICE	<u>\$300</u>

Total Fees: \$4,400
 Total Fees Paid to Date: \$5,750
 Total Credit to ORIX TC21 (\$1,350)

AUG 31 2001

N